



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

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

Wednesday, September 6, 2023

Regular Meeting

6:00 p.m.

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

Live-stream: www.SandySpringsGA.gov/Stream

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

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

- A. September 6, 2023 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

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

V. Cases

- A. **2023-0009 V23-0021 - 6030 Winterthur Drive** - Request for relief from Division 9.2. to encroach into the 50-foot undisturbed natural vegetative buffer for a stream bank stabilization project.
(Presented by Helen Owens, Planner III/Zoning Administrator)
- B. **2023-0010 V23-0022 - 220 Zebelin Road** - Request for a Variance from Section 9.4.3.A.2.A to allow tiered retaining walls to be placed less than four feet apart.
(Presented by LaQuita Williams, Planner I)

VI. Ongoing Business

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

The City will make reasonable accommodations for those persons.

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VII. New Business

VIII. Adjournment

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

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P&Z STAFF REPORT

Board of Appeals Meeting, September 6, 2023

Case: **V23-0021 – 6030 Winterthur Drive**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: July 27, 2023

REQUEST

Request for a variance from Division 9.2. to encroach into the 50-foot undisturbed natural buffer to stabilize the stream bank along the shoreline of the Chattahoochee River.

APPLICANT

Property Owners:	Petitioner:	Representative:
Brent Benson	Kelen K. Shostak	Kelen K. Shostak

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of **Variance(s)** V23-0021.

MATERIALS SUBMITTED AND REVIEWED

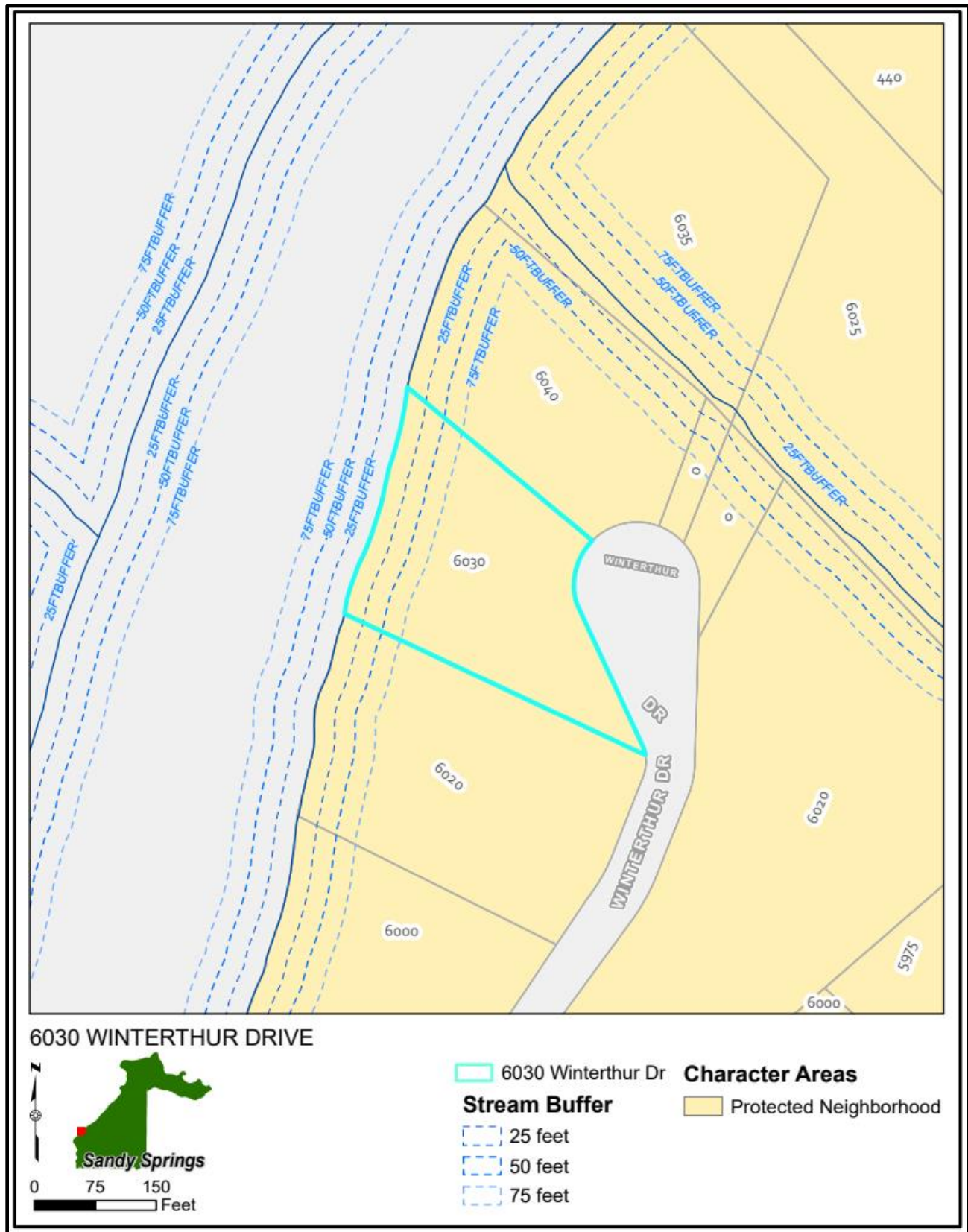
Materials and Plans

1. "6030 Winterthur Dr Stream Buffer Variance Application" received on July 27, 2023
2. "LEGAL DESCRIPTION OF 6030 Winterthur Dr. SANDY SPRINGS" received July 27, 2023
3. "6030 Winterthur Dr. Construction Plans.pdf" received on July 27, 2023, by Engineering 303
4. "Variance Analysis-6030 Winterthur Dr." received on July 27, 2023

PROPERTY INFORMATION	
Location:	6030 Winterthur Dr. (17 020600010120)
Council District:	6 – Andy Bauman
Neighborhood:	Winterthur
Road frontage:	Approximately 60 feet
Lot Depth	Approximately 270 feet
Acreage:	Approximately 1.56 acres
Current Zoning	RE-2 (Residential Estate – 2 acres minimum)
Existing Land Use:	Single-family home
Previous Zoning Cases:	N/A
Character Area:	Protected Neighborhood

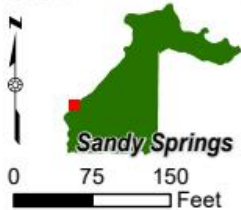
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RE-2/ Residential Estate		
Northeast	RE-2/ Residential Estate	6040 Winterthur Dr.	2.19 acres
South	RE-2/ Residential Estate	6020 Winterthur Dr.	2.25 acres
East	RE-2/ Residential Estate	6020 Winterthur Ridge	6.52 acres
West and South	RE-2/ Residential Estate		
PROPOSED DEVELOPMENT			
-	RE-2/ Residential Estate	6030 Winterthur Dr.	1.56 acres

CHARACTER AREA MAP

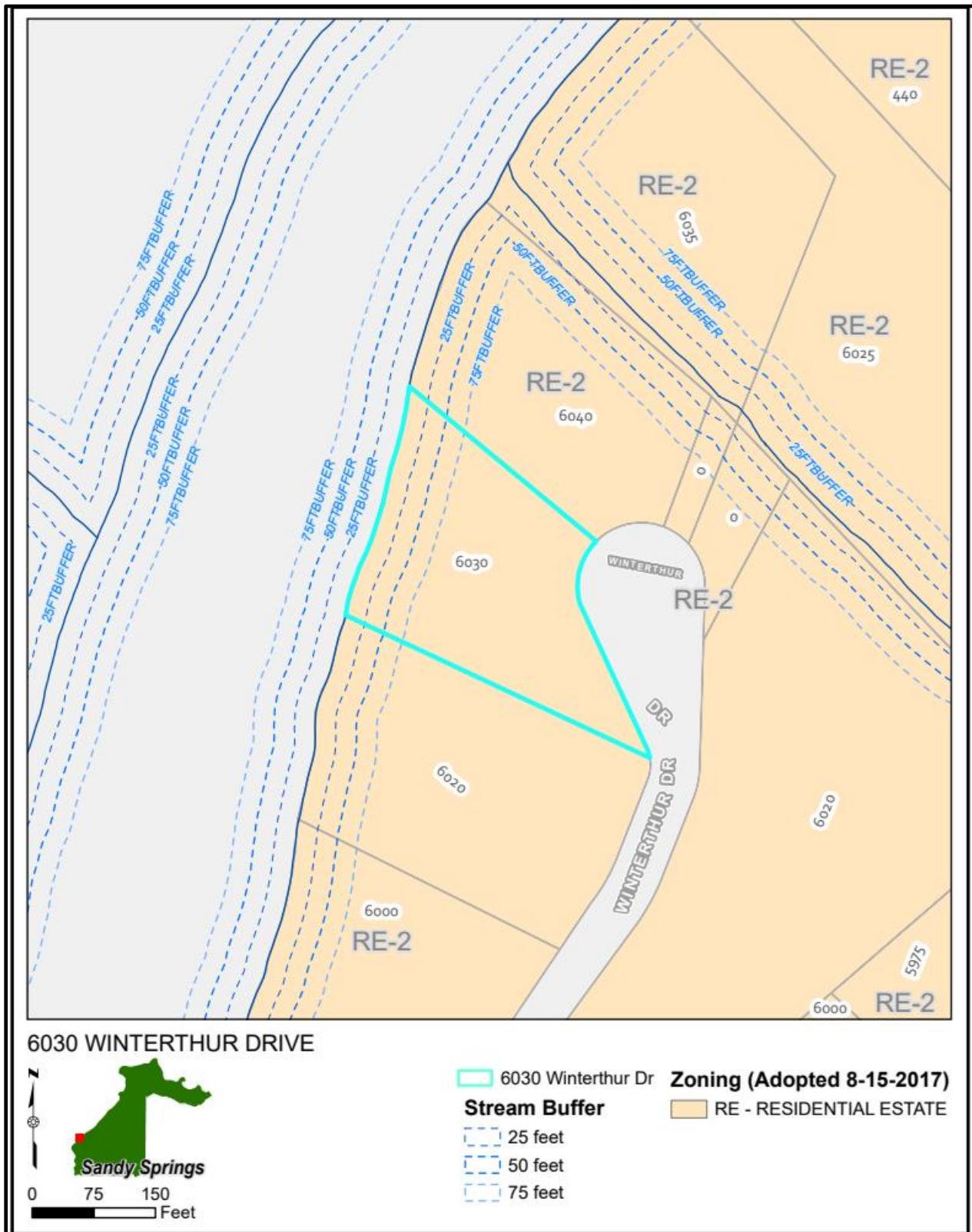


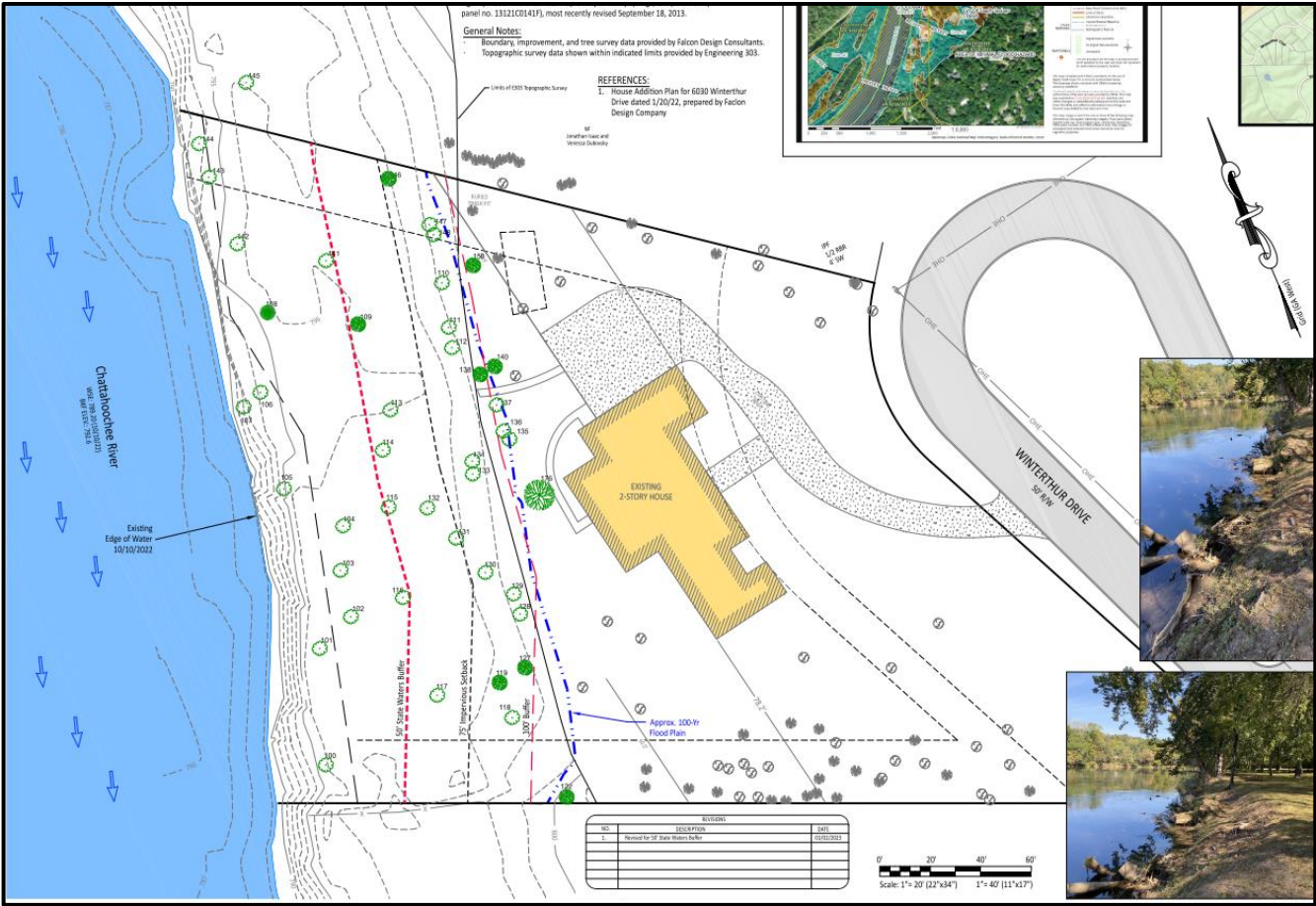


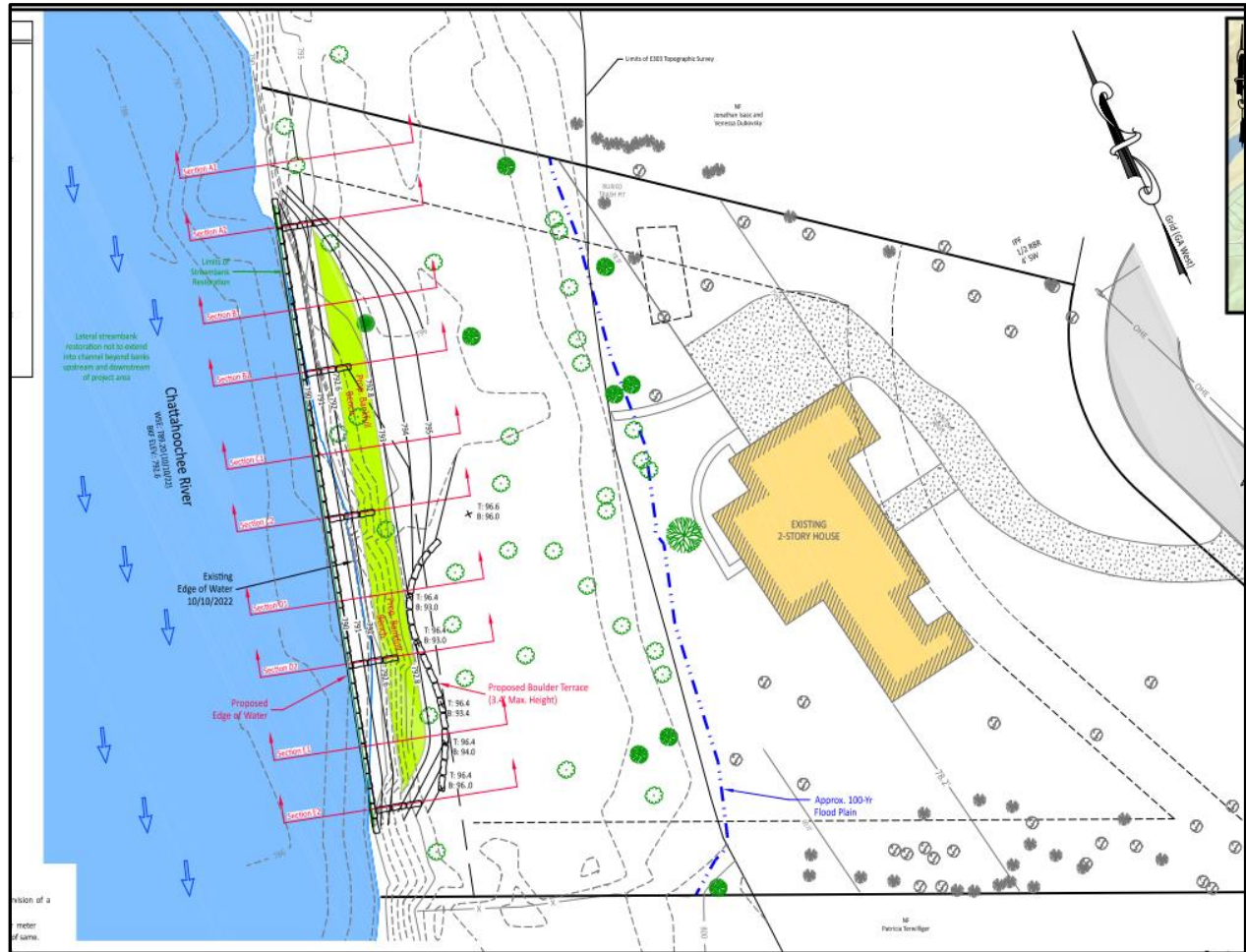
6030 WINTERTHUR DRIVE



ZONING MAP





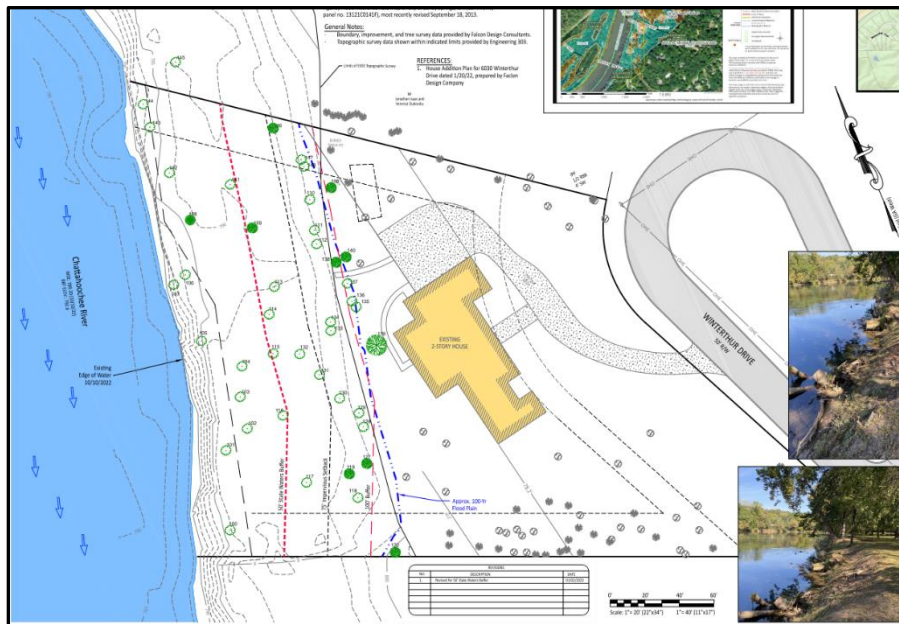


EXISTING DEVELOPMENT

The 1.56-acre property zoned RE-2 (residential estate – 2 acres minimum), is currently developed with a 2-story single-family home. According to the Fulton County records, the home was built in 1977, and home was bought by the current property owners in May of 2021. The parcel is located along the Chattahoochee River, with the rear property line at the waterfront. The parcel is heavily wooded at the rear with the primary structure located near the front property line. The Chattahoochee River is less than 200ft from the rear of the home.

The existing 268 linear feet stream buffer along the western side of the property boundary is vegetated with grass and a mixture of hardwood tree species of various sizes and ages. The quality of the buffer is moderate with severe stream bank erosion throughout the river reach, numerous large trees along the banks have or are in danger of falling over due to undercutting of the banks.

The applicant is seeking a variance from Division 9.2. to encroach into the 50-foot undisturbed natural buffer to stabilize the stream bank along the shoreline of the Chattahoochee River.



The red dashed lines illustrate the 50' State water and the 100' buffers (respectively west to east), the black lines illustrate the 75' impervious setback and the blue line illustrates the 100 yr Flood Plain



View of the stream bank facing northwest



View looking north from the rear yard



Views of stream bank facing southeast



View of front of home facing northwest

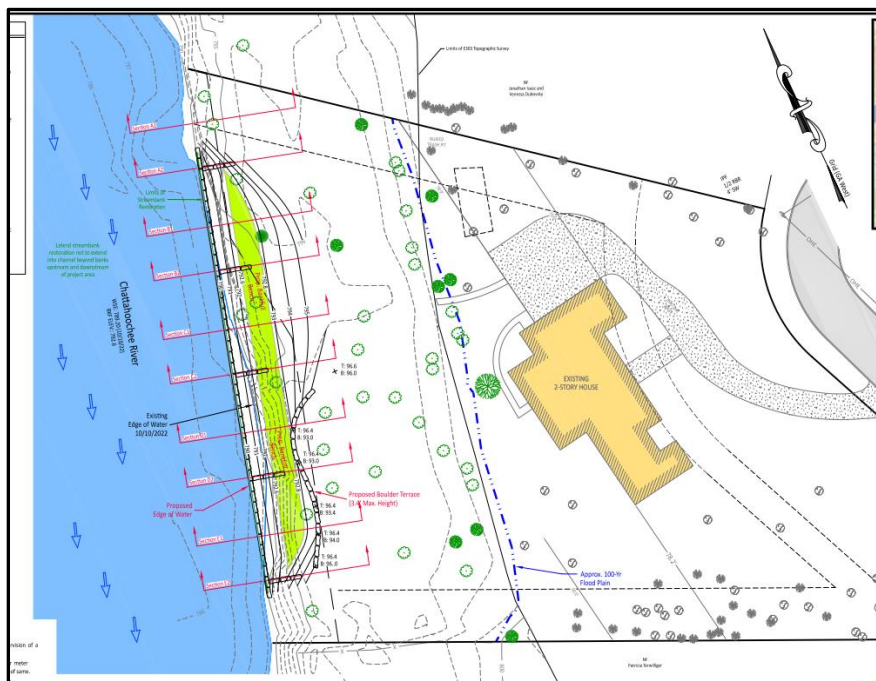
PROPOSED DEVELOPMENT

The proposal includes grading within the natural undisturbed vegetative buffer to stabilize the riverbank. The land disturbance activity will encroach into the State and City 50-foot stream buffers. The applicant also proposes constructing a 105-foot in length and 3.4-foot-tall garden wall, within the 50-foot State and City buffer; to minimize impacts to the existing overstory riparian vegetation and protect current and future tree canopy. The disturbed buffer areas are to be stabilized with deep rooted, native riparian vegetation according to the planting plan.

Per the Sandy Springs Development Code, Division 9..2.1.A.4. *Findings and Purposes*– The Community Development Department of the City finds that buffers adjacent to state waters provide numerous benefits, including: 4. Protecting and stabilizing stream banks.

Per the Sandy Springs Development Code, Division 9.2.4.A. *Land Development Requirements– Buffer and Setback Requirements*. All development activity subject to this Division must meet the following requirements: 1. An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the state waters as measured from the point of wrested vegetation. 2. All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot undisturbed buffer.

The applicant is seeking a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall into the 50-foot impervious surface setback to minimize impacts to the existing overstory riparian vegetation and protect current and future tree canopy.



The blue dashed line represent the 100-year flood plain, ref brackets represent the sections of work along the riverbank, and the garden wall is located to the right of the green area

V23-0014 VARIANCE CONSIDERATIONS
Per Sec. 9.2.4.B.3. and Sec. 9.2.4.B.4. of the Development Code, variances may be considered for land development activity the following list of factors will be considered for providing guidance when making decisions about issuing variances:
1. Variances will only be granted upon showing that: a. The property's shape, topography, or other physical conditions existing on December 12, 2005, prevent land development unless a buffer or setback Variance is granted; Findings: The conditions on the property predate 2005. The home was built in the 1977 and to conduct maintenance on the stream bank, a buffer variance is required. The entire proposed grading and wall will be placed in the City's 50- foot buffer.
b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create extreme hardship. Findings: Strict adherence to the buffer requirements would create an extreme hardship for the applicant and other property owners. Not allowing the buffer encroachment needed to stabilize the stream bank and protect current and future tree canopy would lead to the complete failure of the stream bank, which would likely cause flooding on the subject property and destruction of all vegetation.
Variances will not be considered when actions of any property owner of a given property after December 12, 2005, have created conditions of hardship on that property. Findings: The conditions on this property predate December 12, 2005. The Chattahoochee River is a natural occurring river system and expected to need maintenance, periodic intrusion into the stream buffers is expected to keep the shoreline functional to not impede the base flow of the river. The wall is integral to the stream bank stabilization and is located within the buffers. The applicants are seeking to stabilize the stream bank, install a garden wall to protect vegetation, and are not creating unnecessary hardship.
a. The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and Finding: Staff believes that the variance request will provide the minimum relief necessary to make reasonable use of the property. It will allow the applicant to maintain their property and prevent devaluation that would result in allowing the stream bank to completely fail and allow flooding to destroy current and future vegetation and tree canopy. The request is to build a stacked stone garden wall, therefore, minimizing the impact on the area.
The following factors will be considered in determining whether to issue a variance: b. The locations of all state waters wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey; Findings: The Chattahoochee River is the boundary of the rear yard of the subject property, and in order to make safe use of the backyard, Staff believes that it is prudent to allow the applicant to encroach into the stream buffers to stabilize the stream bank and install the proposed wall.

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

Findings: The applicants are proposing minimal and temporary intrusion within the buffers per their project plans.

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

Findings: Due to the nature of the project, alternative designs were not explored. The impact to the local buffer and impervious setback are minimal with the final product enhancing the buffer with native vegetation being added to the area that is currently vegetated with grass.

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

Findings: This project will have positive long-term impacts to the water quality. The stabilization of the stream bank and installation of the garden will protect current and future vegetation and tree canopy.

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

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

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Land Development Manager:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Following review, and based on the findings, staff, Atlanta Regional Commission, Georgia Department of Natural Resources, and the U.S. Army Corps of Engineers recommend **Conditional Approval of Variance V23-0021**, Request for a variance from Division 9.2. to encroach into the 50-foot undisturbed natural buffer to stabilize the stream bank along the shoreline of the Chattahoochee River.

- Construction must be substantially similar to the submitted site plans.

Fulton Sheriff's app now features stats for county jail

By Rachel Kellogg
@RachelINBR

The Fulton County Sheriff's Office introduces the Check the Stats feature on the Fulton County Sheriff's Office External App.

This feature provides the public with access to essential data about the county jail, including jail population, personnel (including staff levels), facility maintenance, outsourcing of inmates to other facilities, and comprehensive healthcare information (inmate wellness, hospital visits, pharmacy services and illness).

Key highlights of the "Check the Stats" feature include

- ♦ Jail population
- ♦ Outsourcing and loan out data
- ♦ Facility maintenance
- ♦ Healthcare: including inmate wellness, ER send outs, pharmacy and sick call.

To access the Check the Stats feature and explore the information it offers, download the Fulton County Sheriff's App, available for both iPhone and Android devices. Visit the iPhone App Store or Google Play and search for "Fulton County Sheriff's App."

"We encourage all members of the community, media organizations, and stakeholders to take advantage of this resource and stay informed about the important work being done by the Fulton County Sheriff's Office," a news release said.



A screencap of the Fulton County Sheriff's App's main menu.

New Ga. prep rules for teachers scrap 'diversity,' other 'woke' words

By Dave Williams
Capitol Beat News Service

ATLANTA — Legal limits on how Georgia teachers can approach potentially divisive subjects are spreading from elementary and secondary school classrooms to university lecture halls.

Controversial changes to rules for teacher training the Georgia Professional Standards Commission (PSC) adopted in recent months took effect Aug. 15. The new rules delete words including "diversity," "equity" and "inclusion," and replace them with phrases including "fair access, opportunity, and advancement for all students."

Those required changes in nomenclature also are tucked into broader legislation the Republican-controlled General Assembly passed last year prohibiting the teaching of "divisive concepts" in Georgia elementary and secondary schools. At the time, legislative Democrats, teachers, and civil rights advocates argued the restrictions would prevent teaching students the full reality of Georgia and U.S. history, both the good

and the bad. The new rules are sowing confusion among teachers, said Sarah Hunt Blackwell, First Amendment policy advocate for the Georgia chapter of the American Civil Liberties Union.

"Educators don't know what they can and can't say," she said. "It's a continuation of the divisive concepts bill."

But supporters say the changes were adopted in an effort to avoid confusion.

Brian Sirmans, the commission's chairman, said the University System of Georgia (USG) asked for the new rules to clarify expectations for incoming teachers. The words the commission voted unanimously to delete from teacher preparation standards have come to mean different things to different people in recent years, which has made interpreting them difficult, Sirmans said he was told by university system officials.

The changes are not aimed at reducing educational opportunities for minority students in Georgia, Sirmans told his commission colleagues before a vote in June.

"We still expect to prepare

educators who are well prepared to meet the needs of all of the students they encounter," he said.

The university system, in a statement, said the new rules came about after the system asked the commission for improvements in literacy education and in what's required of teacher education programs on how to teach children to read.

"The proposed changes are the result of USG and PSC working together to review and revise rules for teacher preparation based on research-based practices that have been demonstrated to work best in teaching reading," the statement read. "USG teacher preparation programs will follow these rules as updated and approved by the PSC."

But critics say Georgia's new rules are part of a multi-state effort by conservative Republicans aimed at "woke" policies in education, including the "Don't Say Gay" bill Florida lawmakers passed last year prohibiting discussion of sexual orientation and gender identity in the schools.

"These rules changes indicate the commission doesn't see the necessity of teachers being prepared to teach diversity," Hunt-Blackwell said.

Hunt-Blackwell said the proposed rules changes were moving "under the radar" until the Georgia Coalition for Education Justice — an alliance of students, educators, parents and civil rights advocates — got wind of them. The coalition sent a four-page letter to the commission opposing the changes, held news conferences, and assembled speakers to testify against the rules at commission meetings.

"This has made a huge splash," Hunt-Blackwell said. "This was the first time in decades people came to testify at their meetings."

Hunt-Blackwell cited a study released last year by Hanover Research — a think tank that encourages school districts to adopt diversity, equity, and inclusion (DEI) policies — that reported a link between teachers prepared in DEI and a narrowing of academic achievement gaps for students.

"We as educators recognize our student body reflects our communities and state, and the population of our state is more diverse than ever," said Lisa Morgan, president of the Georgia Association of Educators. "Aspiring educators need the course work, information, and resources so they are not overwhelmed by the diversity of their classrooms."

Morgan said Georgia's teacher preparation programs have improved significantly in recent years.

"Changing these rules is taking a piece of that away," she said. "Taking out these words is, in a sense, watering down."

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number:	V23-0022
Petitioner:	Ashley Barton
Property Location:	220 Zebelin Road Parcel # 17 003900020080
Current Zoning:	RD-18
Request:	Request relief from Section 9.4.3.A.2.a to allow tiered retaining walls to be placed less than four feet apart.
Public Hearings:	Board of Appeals September 6, 2023, at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	Live stream at www.sandyspringsga.gov/stream . For instructions on how to provide public comment during Public Hearing, please visit http://spr.gs/publiccomment .

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number:	V23-0021
Petitioner:	Kelen K. Shostak
Property Location:	6030 Winterthur Drive Parcel # 17 020600010120
Current Zoning:	RE-2
Request:	Request for relief from Division 9.2. to encroach into the 50-foot undisturbed natural vegetative buffer for a stream bank stabilization.
Public Hearings:	Board of Appeals September 6, 2023, at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	Zoom Webinar at www.sandyspringsga.gov/stream for instructions on how to provide public comment during Public Hearing, please visit http://spr.gs/publiccomment .



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APPLICATION

STREAM BUFFER VARIANCE

Application Checklist:

Page No.	Item	Completed/ Included in Submittal
2	Project Information Sheet	☐
3-4	Detailed Process and Instructions	N/A
5-6	Authorization Forms	☐
7	Letter of Intent	☐
7	Stream Buffer Variance Analysis	☐
7	Chattahoochee River Corridor Certificate	☐ or N/A ☐
8	Stormwater Management Plan	☐ or N/A ☐
8	Georgia Environmental Protection Division (EPD) Approval	☐ or N/A ☐
8-9	Topographic Survey	☐
8-9	Scaled 8½" x 11" digital copy of Survey	☐
8-9	Scaled 11" x 17" digital copy of Survey	☐
8-9	Scaled 8½" x 11" digital copy of Site Plan	☐
8-9	Scaled 11" x 17" digital copy of Site Plan	☐
8-9	Scaled 8½" x 11" digital copy of Survey	☐
8	Digital copy of Legal Description (must be in Word format)	☐
9	Mitigation Plan	☐
	Digital copy of building elevations	☐ or N/A ☐
10	Meeting Schedule	N/A
11	Fee Schedule	N/A
11	Fee Payment	☐
12	Sign Specifications	N/A
	All documents in electronic form (CSS Portal)	☐

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



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PROJECT INFORMATION SHEET

RECEIVED
7/27/2023 1:30 pm
LSW

PROPERTY	Address(es): 6030 Winterthur Drive, Atlanta, GA 30328	
	Parcel Tax ID(s): 17 020600010120	
	Total acreage: 1.563	Council District: 6
	Current zoning: RE-2	Current use: Residential
	Character Area: SFR	

APPLICATION	Detailed request (include Code Section No.):	
	Variance from the buffer and setback requirements set by Section 9.2.4- Land Development Requirements for a stream bank stabilization project along the shoreline of the Chattahoochee River. This stabilization project will implement Natural Channel Design assessment, techniques and principals. There is no proposed impervious area for this project so the only variance being requested is from the 50' undisturbed buffer for the temporary encroachment during construction of the project.	
	Petitioner: Kelen K Shostak	
	Petitioner's address: 502 Briarhill Court Woodstock GA 30189	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Mr. Brent Benson	
	Owner's address: 6030 Winterthur Drive, Atlanta, GA 30328	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process) <u>Brent Benson</u> Brent Benson (Jul 10, 2023 15:38 EDT)	
<i>If the property is under contract, provide a copy of the contract</i>		

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: July 11, 2023	Anticipated Application date: July 27, 2023
Anticipated BOA date: September 6, 2023	
ADDITIONAL INFORMATION NEEDED:	

DETAILED PROCESS & INSTRUCTIONS

Legend: ☐ and o: Action required by Applicant

•: For information

Before the Pre-Application Meeting:

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

Pre-Application Meeting:

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

Pre-Filing Meeting

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

Filing:

- ☐ Contact the Lead Planner prior to filing.
- ☐ Complete the Application packet and submit a complete Application to the CSS Portal.
- ☐ Provide payment via CSS Portal (verify the amount with the Lead Planner beforehand); see p. 11.
- Applications are due by **2:00 PM** on the **fourth (4th) Tuesday** of the month. Staff will initiate review, ask for more information if needed (at which point the Application may be placed on administrative hold), and send an Initiation Letter.

Before the Board of Appeals (BOA) Meeting:

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

Board of Appeals (BOA) Meeting:

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

TYPICAL SEQUENCE OF EVENTS

See p. 10 for Meeting Schedule

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

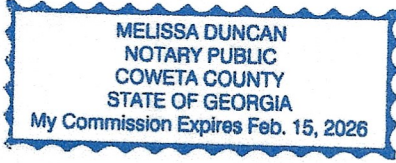
Failure to complete any of these events within the above timeframe may result in an administrative hold, and the case may be rescheduled to a future filing cycle.



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AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: Brent Benson	Sworn and subscribed before me this <u>26</u> th day of <u>July</u> 20 <u>23</u> Notary public: <u>Melissa Duncan</u> Seal:  Commission expires:
Address: 6030 Winterthur Drive	
City, State, Zip Code: Sandy Springs, GA 30328	
Email address: [REDACTED]	
Phone number: [REDACTED]	
Owner's signature: <u>Brent Benson</u>	

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

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

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



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART II

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

Agent's name: Kelen Shostak
Company: KADAS Inc.
Address: 502 Briarhill Court
City, State, Zip Code: Woodstock, GA 30189
Email address: [REDACTED]
Phone number: [REDACTED]
Agent's signature:
Applicant's signature: <i>K. Shostak</i>

Sworn and subscribed before me this <u>26</u> th day of <u>July</u> 20 <u>23</u>
Notary public: <i>Melissa Duncan</i>
Seal: MELISSA DUNCAN NOTARY PUBLIC COWETA COUNTY STATE OF GEORGIA My Commission Expires Feb. 15, 2026
Commission expires:

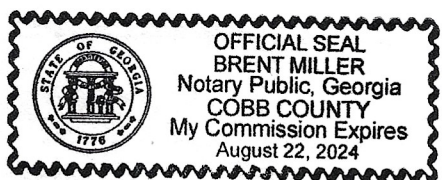


SANDY SPRINGS™
GEORGIA

AUTHORIZATION FORM – PART II

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Company: KADAS Inc.
Address: 502 Briarhill Court
City, State, Zip Code: Woodstock, GA 30189
Email address: [REDACTED]
Phone number: [REDACTED]
Agent's signature: 
Applicant's signature: N/A

Sworn and subscribed before me this 27 th day of July 20 23
Notary public: Brent Miller
Seal: 
Commission expires: Aug 22, 2024

ADDITIONAL REQUIREMENTS

Letter of Intent

Required for **all** cases

Address the following in detail, on a separate sheet:

1. Requested Stream Buffer Variance
2. Factual details about the proposal:
 - Number and size of buildings
 - Square footage of gross floor area of nonresidential uses
 - Type and number of residential units
 - Number of employees and customers, number of classrooms, hours of operation, etc.
3. Factual details about the site: shape, topography, slope, vegetation, soils, and other physical characteristics of the property
4. Mitigation and restoration strategy: phasing and timeline, construction methodology, equipment used, calculations, etc.
5. Alternative designs explored:
 - a. Provide details of alternative design(s) that could reduce the need for a Stream Buffer Variance
 - b. Explain why the alternatives were not selected

Stream Buffer Variance Analysis (Sec. 9.2.4.B.)

Required for **all** cases

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

- a. The property's shape, topography or other physical conditions existing on December 12, 2005, prevent land development unless a Stream Buffer Variance is granted.
- b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship.

Notes:

- Stream Buffer Variances will not be considered when actions of any property owner of a given property after December 12, 2005, have created conditions of a hardship on that property.
- The following factors will be considered by the BOA in determining whether to issue a Stream Buffer 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 Stream Buffer Variance is at least as protective of natural resources and the environment.

Chattahoochee River Corridor Certificate

Required for properties located within the Chattahoochee River Corridor (within 2,000' of the Chattahoochee River). Contact Helen Owens, Zoning Administrator at (770) 206-1358 or howens@sandyspringsga.gov. Also refer to section 9.2.5.B. of the Development Code.

Stormwater Management Plan	
Contact Jon Amsberry, City Engineer, at (770) 206-1514 or jamsberry@sandyspringsga.gov Also refer to section 9.6.8. Stormwater Management Plan.	
Georgia Environmental Protection Division (EPD) Approval	
Required for Stream Buffer Variance petitions to encroach into the 25' State undisturbed natural vegetative buffer	
☐ Variance Application ☐ Approval letter from EPD	
Survey and Site Plan	
Required for all cases in digital format (PDF)	
Provide a survey and site plan to scale	
The Survey and Site Plan must include, at a minimum, the following:	
Basic Information	☐ Legal description (metes and bounds; should also be submitted as a separate document) ☐ Key and/or legend, site location map with North arrow , and scale ☐ Boundary survey of the subject property, which includes dimensions along property lines that match the metes and bounds of the subject property's written legal description, and clearly indicate the point of beginning ☐ Acreage of the subject property ☐ Location of the subject property's land lot lines and identification of land lots ☐ Current zoning district of the subject and adjacent properties ☐ Layout and minimum lot size of proposed single unit detached residential lots ☐ Topography on the subject and adjacent properties within 200' to assess runoff effects ☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines ☐ Building setback lines and build-to zones, transitions, buffers, etc.
	☐ Existing and proposed dedicated and reserved rights-of-way of all streets on and adjacent to the subject property ☐ Posted speeds of existing streets ☐ Proposed streets on the subject property
	☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property ☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400' of the subject property ☐ Location of proposed buildings with total square footage ☐ Required and proposed parking spaces, loading areas, service areas, etc. ☐ Development Statistics Summary Chart with % of total lot coverage: ○ Total area of site (acres and sq. ft.) ○ Building footprints (sq. ft. and %) ○ Parking spaces (number and %) ○ Lot coverage (sq. ft. and %)

Environmental

- ☐ 100-year floodplain horizontal limits and flood zone designations as shown on survey or Federal Emergency Management Agency Flood Insurance Rate Maps
- ☐ State waters and associated buffers
- ☐ Existing and proposed stormwater management facilities
- ☐ Community wastewater facilities, including preliminary areas reserved for septic drain fields and points of access
- ☐ Availability of water and sanitary sewer systems
- ☐ Trees and open space on the subject property
- ☐ Wetlands
- ☐ State Waters Buffer Encroachment Chart (*example below*):

Buffer/Impervious Setback	Existing	Proposed	Difference
0'-25' State undisturbed natural vegetative buffer	22 sq. ft.	35 sq. ft.	+13 sq. ft. +59%
25'-50' City undisturbed natural vegetative buffer	100 sq. ft.	80 sq. ft.	-20 sq. ft. -20%
50'-75' City additional impervious surface setback	2 sq. ft.	10 sq. ft.	+8 sq. ft. +400%
<i>Total</i>	<i>134 sq. ft.</i>	<i>125 sq. ft.</i>	<i>-9 sq. ft.</i> <i>-6.7%</i>

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

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

2023 BOARD OF APPEALS SCHEDULE

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

FEE SCHEDULE

Type	Adopted Fee	
Stream Buffer Variance	For property zoned:	
	RE-, RD-	\$750 + \$100/each additional request
	RU-, RT-, RM-, RX- ON-, OX-, CX-, SX-, TX-, CS-, IX-, CC-, PR-, PX-, PM- PK, CON	\$850 + \$100/each additional request
Revisions to a filed Application	Stream Buffer Variance	\$250
Public Notice	Public Notice (newspaper)	Actual cost
	Readvertisement (newspaper)	Actual cost
BOA Meeting Signage (min. one (1) sign/street frontage)	Applicant handles	
Newspaper Advertisement	\$250	
Administrative Fee	\$25	
Technology Fee	\$5	
Notes: • Payments may be made via online CSS Portal or at the Revenue Desk • Debit and credit card transactions are subject to a 5% surcharge • All fees are based on each request		

SIGN SPECIFICATIONS

For Board of Appeals:

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



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

Letter of Intent

KADAS Inc (KADAS), on behalf of Mr. Brent Benson (Applicant), submits this stream buffer variance request for buffer encroachments into the City of Sandy Spring's 50-foot buffer and 75-foot impervious setback along the Chattahoochee River in order to stabilize approximately 268 linear feet of riverbank. The riverbank stabilization projects site is located along the western property boundary of 6030 Winterthur Drive in Sandy Springs, Fulton County, Georgia. The project site is located in the city limits of Sandy Springs and Sandy Springs is the Local Issuing Authority (LIA). The total disturbed acres for the project is 0.30 acres, 0.21 acres of upland disturbance and 0.16 acres of 50' buffer disturbance, 0.09 acres of streambed impact and a total of 268 linear feet of riverbank restoration. This city buffer variance request pertains to the buffer impacts associated with the restoration of the 268 linear feet of riverbank. There is no proposed impervious area for this project.

Current Conditions

The applicant is concerned about the long-term structural integrity of the streambank due to historical streambank erosion. The existing stream buffer within the project area along the Chattahoochee River is vegetated with grass and a mixture of hardwood tree species of various sizes and ages. The quality of the buffer is moderate with severe stream bank erosion throughout the river reach, numerous large trees along the banks have or are in danger of falling over due to undercutting of the banks.

Project Description

Toe protection will be provided by deflector vane areas backfilled with riprap placed at an inner berm elevation as a prepositional feature. Vegetated soil will be constructed at a 4:1 slope up to the bankfull bench and are to be planted with deep rooted native vegetation. A bench will be constructed at bankfull elevation reducing localized shear stress on the currently incised section. Boulder terraces will be installed to minimize impacts to the existing overstory riparian vegetation. The disturbed buffer areas are to be stabilized with deep rooted, native riparian vegetation according to the planting plan. The project includes a boulder terrace approximately 105 feet in length with a maximum height of 3.4 feet. This terrace serves as a delineation between the new bankfull bench and the existing ground. This terrace will only be visible when looking from the river towards the house on the subject property.

Alternative Designs

Due to the nature of the project, alternative designs were not explored. The impact to the local buffer and impervious setback are minimal with the final product enhancing the buffer with native vegetation being added to the area that is currently vegetated with grass. However, if no action is taken, the integrity of the streambank will continue to be compromised and the trees located adjacent to the streambank will continue to be in danger of falling due to the undercutting of the banks.

Stream Buffer Variance Analysis

No land development is associated with this project. Due to the nature of the proposed project, the stream buffer must be impacted to be able to perform the stabilization along the riverbank. The disturbance to the buffer will be temporary and the entire buffer will be replanted with native vegetation at the completion of the project. No impervious surfaces will result from the project. However, a boulder terrace is proposed to delineate the newly created bankfull bench and existing ground. This terrace is approximately 105 feet in length and no greater than 3.4 feet in height. The terrace will only be visible when looking from the river towards the house on the subject property.



Aerial Photo by Google Earth
Scale: 1" = 100'

USACE Permit No. SAS-2023-00056

Construction Plans For: 6030 Winterthur Drive Stream Bank Stabilization

This Project is located in
Land Lot 208
17th District
Fulton County, Georgia
City of Sandy Springs

City of Sandy Springs Permit No.: _____

Owner / Operator

Mr. Brent Benson
6030 Wintherthur Drive
Atlanta, GA 30328
24 Hr. Contact: Mr. Brent Benson
Mobile: (678) 877-4680
Email: bbenson@cpsitework.com

Parcel Information:

Parcel ID No.: 17 020600010120
Address: 6030 Winterthur Drive NW
Atlanta, GA 30328

Zoning Note:

This property is zoned Residential Estate (RE-2)

Disturbed Area Summary

Upland Disturbance: 0.21 Ac (9,093 SF)
50' Stream Buffer Disturbance: 0.16 Ac (13,045 SF)
Total Disturbance: 0.30 Ac (13,045 SF)
Streambed Impact: 0.09 Ac (3,920 SF)
Total Riverbank Restored: 268 LF



Know what's below.
Call before you dig.

REVISIONS		
NO.	DESCRIPTION	DATE
1.	Revised for 50' State Waters Buffer	01/02/2023
2.	Revised per USACE Comments	04/14/2023

INDEX OF SHEETS		
No.	Title	Description
1	Cover	Cover Sheet
2	Existing	Existing
3	Grading	Site and Grading Plan
4	Profiles	Profile and Cross Sections
5	Erosion	Erosion and Sediment Control Plan
6	NPD-ES-1	National Pollutant Discharge Elimination System
7	NPD-ES-2	National Pollutant Discharge Elimination System
8	ED-1	Erosion and Sediment Control Details
9	ED-2	Erosion and Sediment Control Details
10	NCD-1	Stream Restoration Details
11	SBV Exhibit	State Stream Buffer Variance Exhibit
12	Notes	Federal and State Authorizations

Project Description:

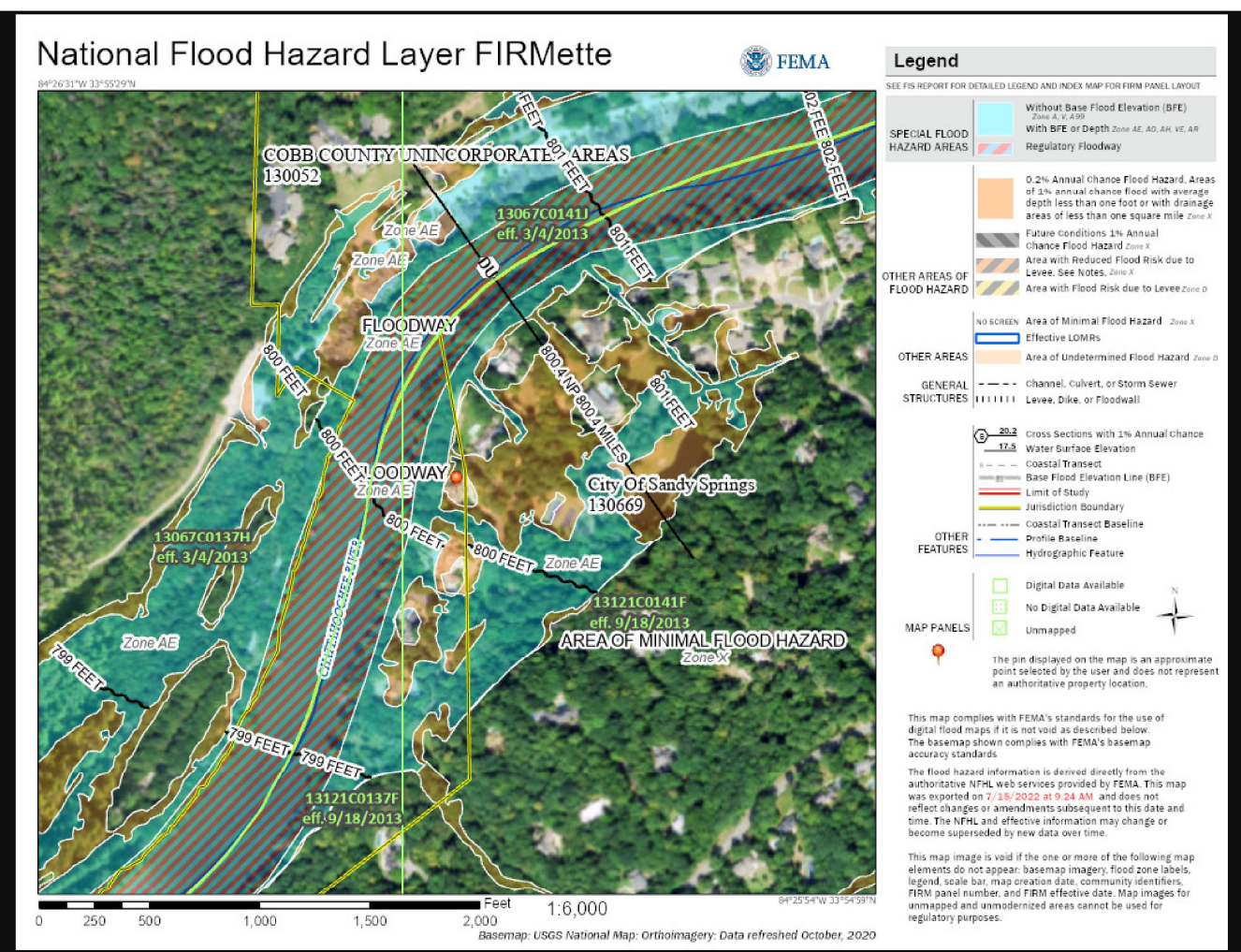
The subject site is an existing residential property, Lot 10 of Wintertime Subdivision, located in the City of Sandy Springs, in Fulton County, Georgia. The property is bound to the north and south by adjacent lots, to the East by Winterthur Drive and to the west by the Chattahoochee River.

This project proposes riverbank stabilization by implementing Natural Channel Design assessment, techniques and principals:

- Top protection will be provided by Deflector Vane Arms backfilled with Riprap placed at an inner berm elevation as a prepositional feature.
- Vegetated soil lifts will be constructed at a 4:1 slope up to the bankfull bench and are to be planted with deep rooted, native vegetation.
- A bench will be constructed at bankfull elevation reducing localized shear stress on the currently incised section.
- Boulder terraces will be installed to minimize impacts to the existing overstory riparian vegetation.
- The disturbed buffer areas are to be stabilized with deep rooted, native riparian vegetation.

Due to the nature of this project, it is the opinion of this firm that traditional GSWCC sediment storage BMPs are not appropriate for this in-stream work and would create additional, unnecessary disturbance that would be disruptive to project goals. Other GSWCC approved BMPs such as rock filter dams and silt fence are proposed as perimeter protection for this work area and shall prevent sediment discharge from the site. Contractor will monitor the long range weather forecast and will schedule work to minimize exposure of all disturbed areas.

There is no proposed impervious area for this project. This design applies Natural Channel Design principles in areas where site constraints allow.



LOCATION MAP
NOT TO SCALE

IF YOU DIG IN GEORGIA ...CALL US FIRST 1-800-282-7411

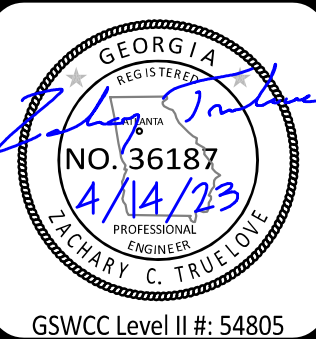
CONTACT INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION

ALL EROSION AND SEDIMENT CONTROL DEVICES & TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING

Engineering

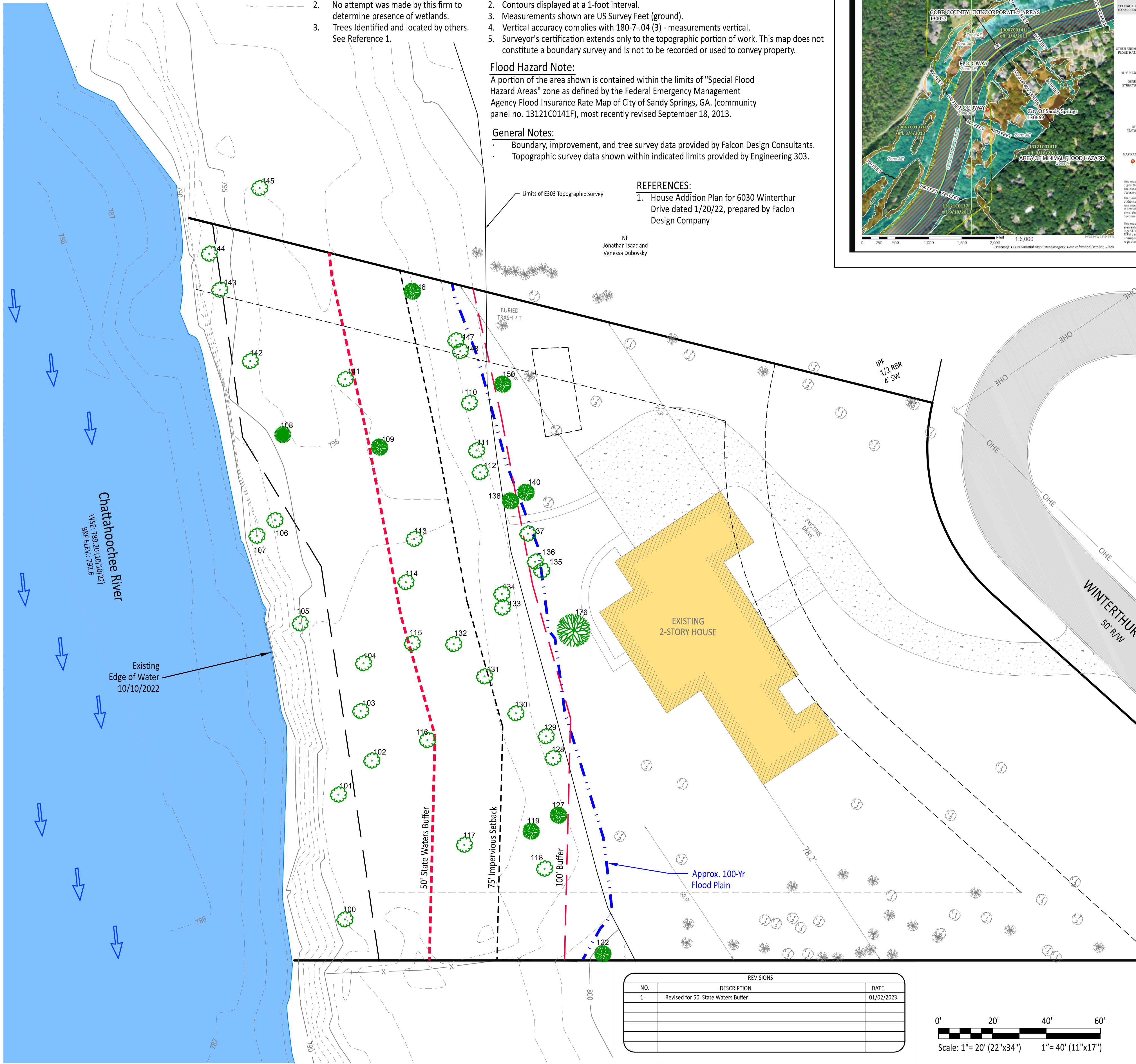
Cover Sheet for:
Brent Benson
6030 Winterthur Drive
City of Sandy Springs
17th District

Land Lot 208



**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**

Drawn: ZCT
Date: 11/22/2022
Project #: 18-4332
Sheet Title
Cover
Sheet #
1



ENVIRONMENTAL NOTES:

1. Stream Buffers shown as required by the State of Georgia.
2. No attempt was made by this firm to determine presence of wetlands.
3. Trees Identified and located by others. See Reference 1.

TOPOGRAPHIC SURVEY NOTES:

1. Vertical Datum is based on the benchmark listed on the Partial Topographic Survey dated Novemebr 7, 2017 for Wei Shi, prepard by Centerline Surveying and Planning, Inc..
2. Contours displayed at a 1-foot interval.
3. Measurements shown are US Survey Feet (ground).
4. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.
5. Surveyor's certification extends only to the topographic portion of work. This map does not constitute a boundary survey and is not to be recorded or used to convey property.

Flood Hazard Note:

A portion of the area shown is contained within the limits of "Special Flood Hazard Areas" zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map of City of Sandy Springs, GA. (community panel no. 13121C0141F), most recently revised September 18, 2013.

General Notes:

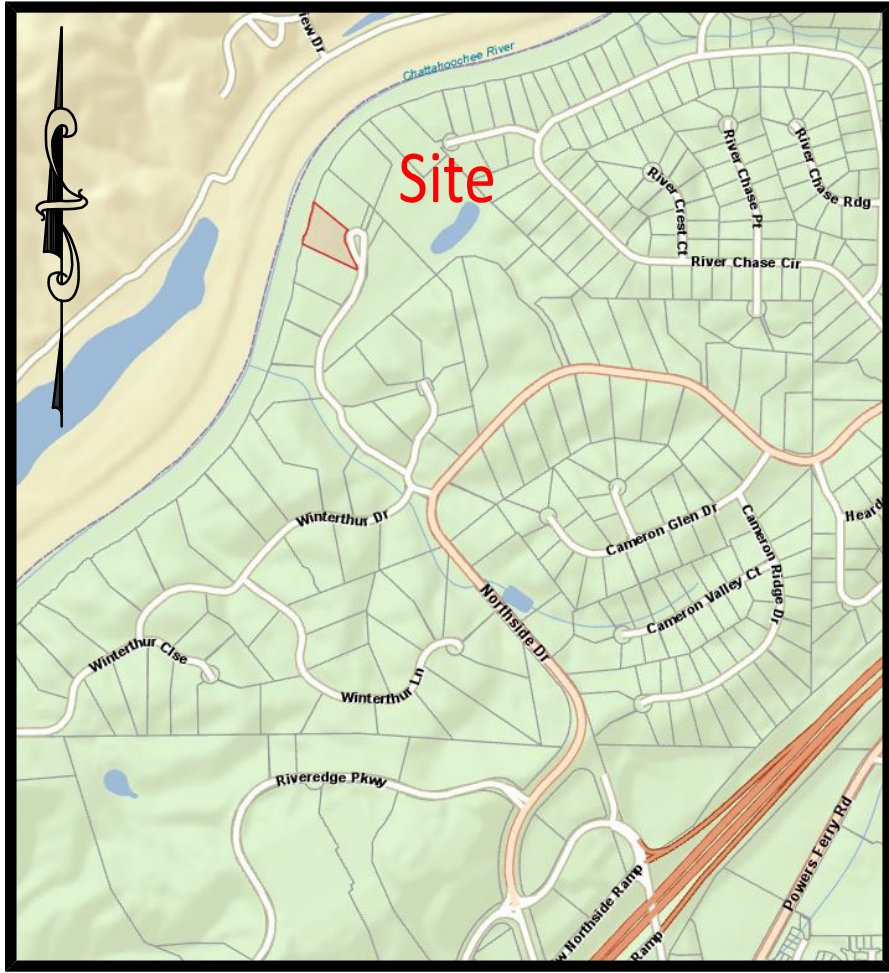
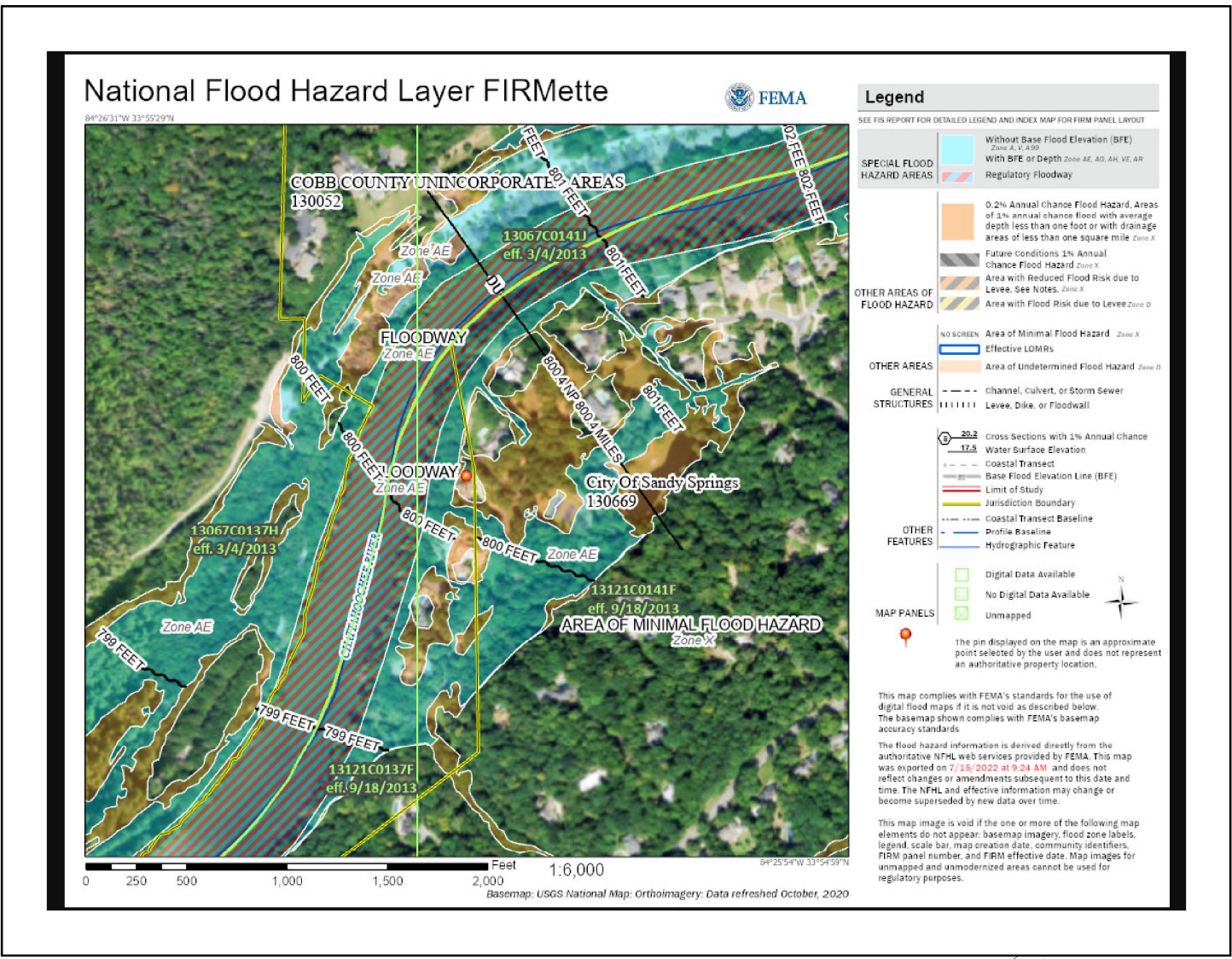
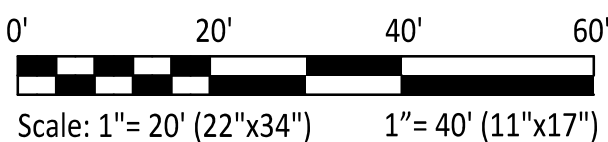
- Boundary, improvement, and tree survey data provided by Falcon Design Consultants.
- Topographic survey data shown within indicated limits provided by Engineering 303.

REFERENCES:

1. House Addition Plan for 6030 Winterthur Drive dated 1/20/22, prepared by Falcon Design Company

NF
Jonathan Isaac and
Venessa Dubovsky

REVISIONS		
NO.	DESCRIPTION	DATE
1.	Revised for 50' State Waters Buffer	01/02/2023



LOCATION MAP
NOT TO SCALE

ABBREVIATION LEGEND:

- AE = access easement
- CB = catch basin
- CL = centerline
- CMF = concrete monument found
- CMP = corrugated metal pipe
- CO = clean out
- CT = crimp top pipe
- CP = communication pedestal
- DE = drainage easement
- DI = drop inlet
- DIP = ductile iron pipe
- DWCB = dbl. wing catch basin
- FH = fire hydrant
- GI = grate inlet
- GW = guy wire
- HW = head wall
- IPS = iron pin set
- JB = junction box
- INV = invert
- L.L.L. = land lot line
- LP = light pole
- MH = manhole (sanitary sewer)
- OCS = outlet control structure
- OT = open top pipe
- PI = pedestal inlet
- PL = property line
- POL = point on line
- PP = power pole
- RB = reinforcing bar
- RCP = reinforced concrete pipe
- R/W = right-of-way
- SSE = sanitary sewer easement
- SWCB = single wing catch basin
- TSP = traffic signal pole
- TSB = traffic signal box
- TP = telephone pole
- TSP = traffic signal pole
- WM = water meter
- WV = water valve
- YI = yard inlet

SYMBOL LEGEND:

- double wing catch basin
- fire hydrant
- guy wire
- light pole
- power pole
- sanitary sewer manhole
- clean out
- transformer
- water meter
- single wing catch basin
- grate inlet
- junction box
- head wall
- stop sign
- buffer
- bldg setback
- fence
- overhead electric
- underground electric
- water line
- sanitary line
- gas line
- computed point



Existing Conditions Plan for:

Brent Benson
6030 Winterthur Drive
City of Sandy Springs
17th District

Land Lot 208



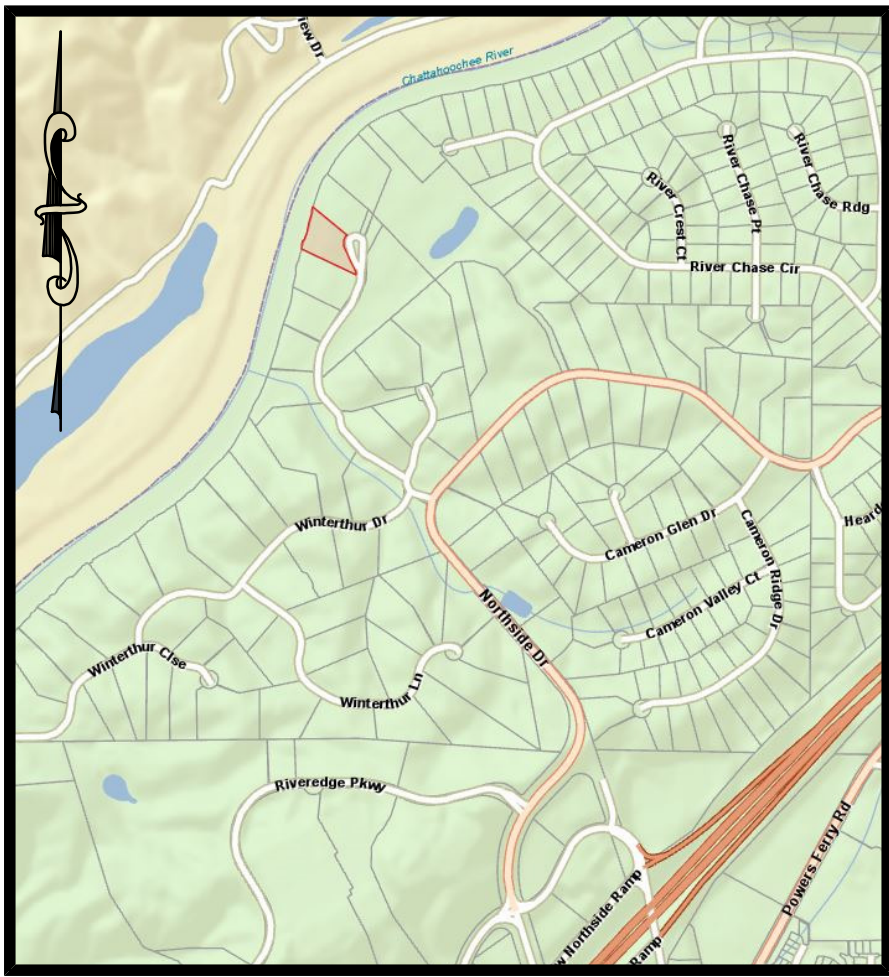
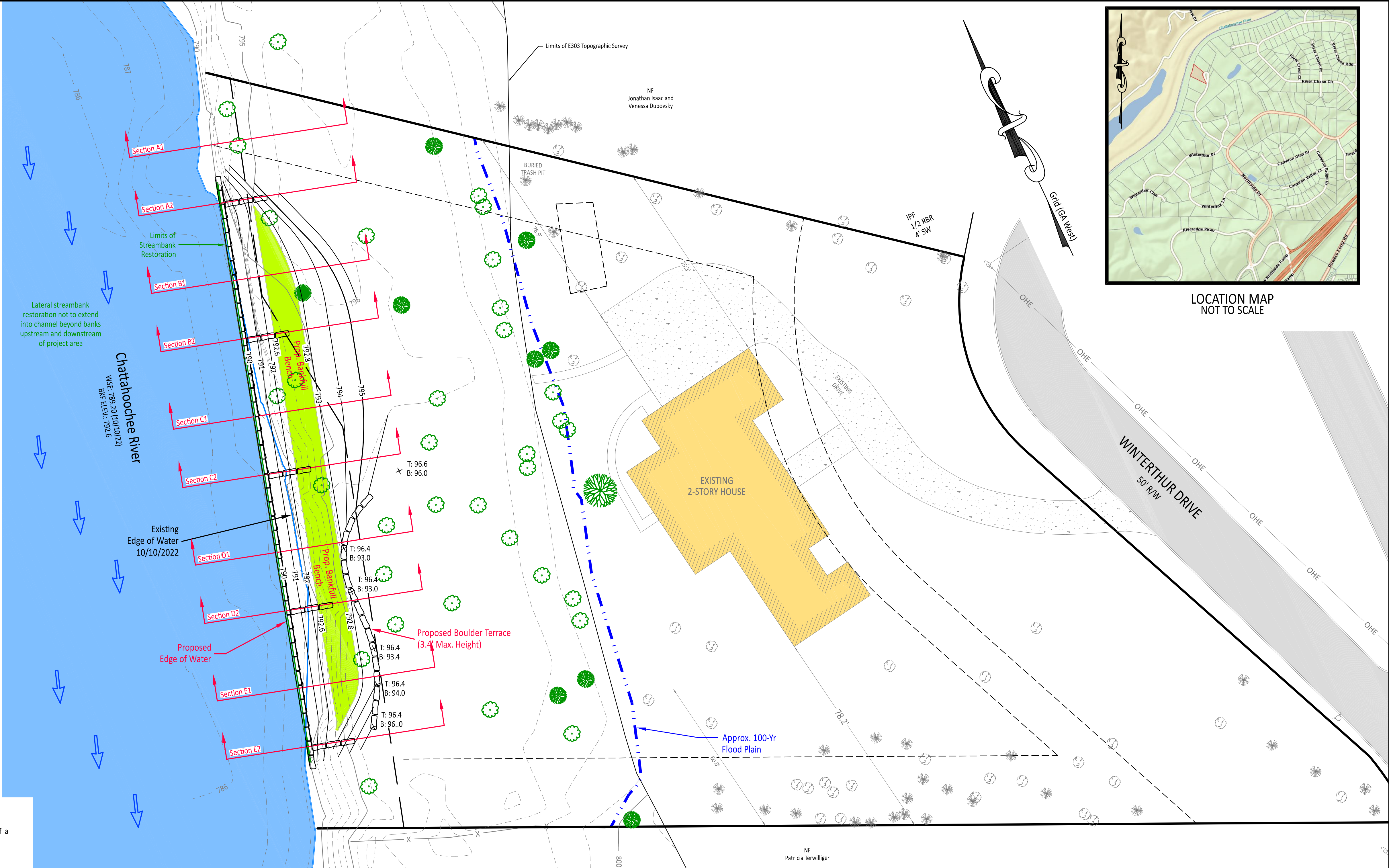
Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: rl
Date: 11/22/2022
Project #: 18-4332
Sheet Title
Existing
Sheet #
2

ABBREVIATION LEGEND	
BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GU	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
LLL	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TB	= thrust blocking
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND	
	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= guy wire
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall
	= buffer
	= bldg setback
	= fence
	= overhead electric
	= underground electric
	= water line
	= sanitary line
	= gas line
	= computed point



LOCATION MAP
NOT TO SCALE

General Notes:

- All construction staking this site shall be performed under the direct supervision of a Georgia registered land surveyor.
- General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.
- Prior to the start of any construction activity this site, the contractor shall be responsible for establishing and maintaining accurate field locations of all utilities within the work area this site through a qualified utilities location contractor. The existence of utilities shown hereon per field surface inspection only. Any and all utility relocation and reconstruction resulting from the proposed construction shall be the responsibility of the contractor whether shown or not shown hereon.
- Soil Compaction Note: All areas to receive structural fill to be cleared, stripped and free from topsoil, roots, stumps and all other deleterious material. Structural fill to be clean from organic and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 96% of the standard proctor maximum density and to within ±3% of the optimum moisture content. **All fill soils to be placed under the observation of the project soils engineer or his representative.**
- Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the project engineer for justification and or correction before proceeding with the work. Contractor to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
- It is understood by the engineer that the contractor shall have sufficient expertise to construct this project based on what has become an acceptable level of detail for construction drawings. Prior to entering into a contract with the owner, the contractor shall be obligated to notify the engineer of any items in the plans or specifications that may not contain enough detail to complete the project. By entering into a binding contract with the owner to construct this project, the contractor indicates that these plans contain an acceptable level of detail.

Flood Hazard Note:

A portion of the area shown is contained within the limits of "Special Flood Hazard Areas" zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map of City of Sandy Springs, GA. (community panel no. 13121C0141F), most recently revised September 18, 2013.

Flood Plain Compensation Note:

All proposed earth work is below the SFHA Base Flood Elevation (BFE: 800.2). This project proposes a net increase of SFHA storage volume of 215 c.y.

Earthwork for Streambank Stabilization			
Station	Cut C.Y.	Fill C.Y.	Description
Bank Disturbance			
268 LF Total	328	113	Streambank and Bankfull Bench Construction.

Note: The Earth Work volumes reported above are unadjusted numbers and have not been adjusted for shrinkage or topsoil. Contractor is responsible for verifying quantities.

Construction Notes:

- Contractor to coordinate with the property owner prior to mobilizing any equipment onsite.
- Contractor shall mark all trees to be removed or disturbed and notify the property owner prior to any tree removal.
- Contractor shall monitor the long term weather forecast and shall not start any land disturbing activity if they can not construct and stabilize each structure before it rains.
- The contractor is responsible for replacing/repairing and stabilizing all driveway, utilities or landscape features which are damaged due to construction activities or as coordinated with property owner.

REVISIONS		
NO.	DESCRIPTION	DATE
2.	Revised per USACE Comments	04/14/2023

Site & Grading Plan for:

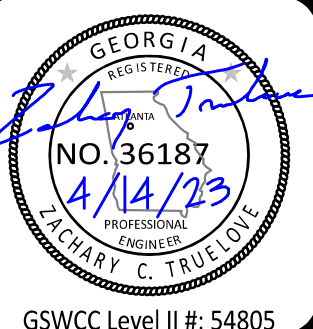
Brent Benson

6030 Winterthur Drive

City of Sandy Springs

17th District

Land Lot 208



GSWCC Level II #: 54805

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

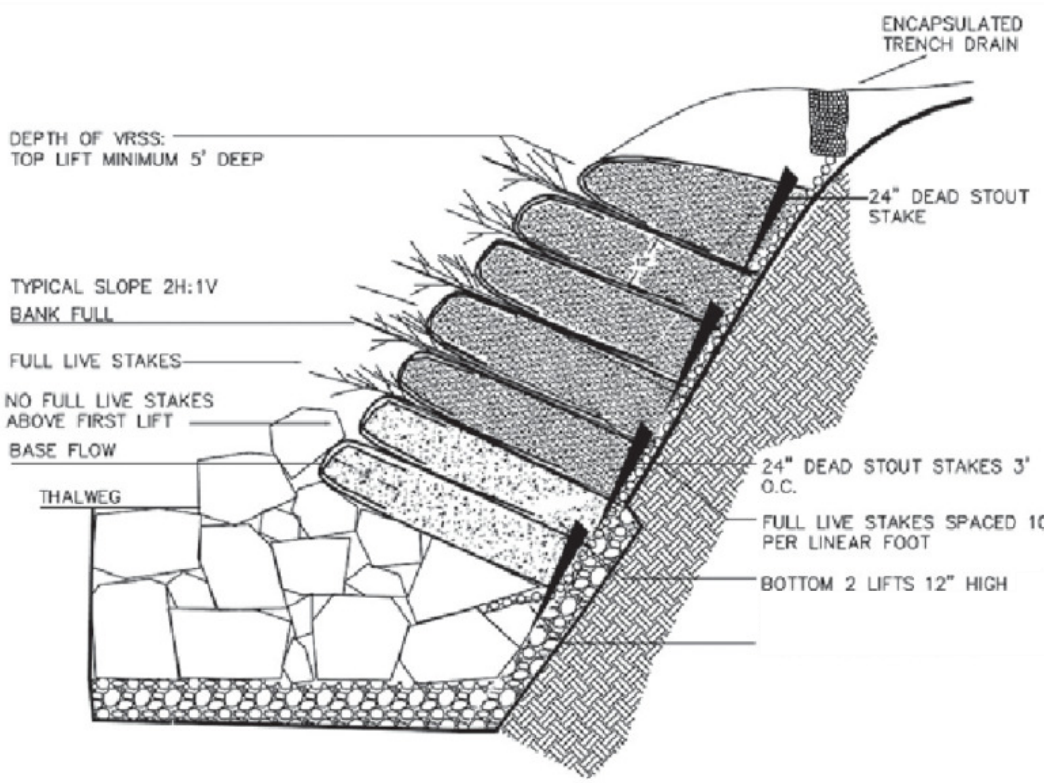
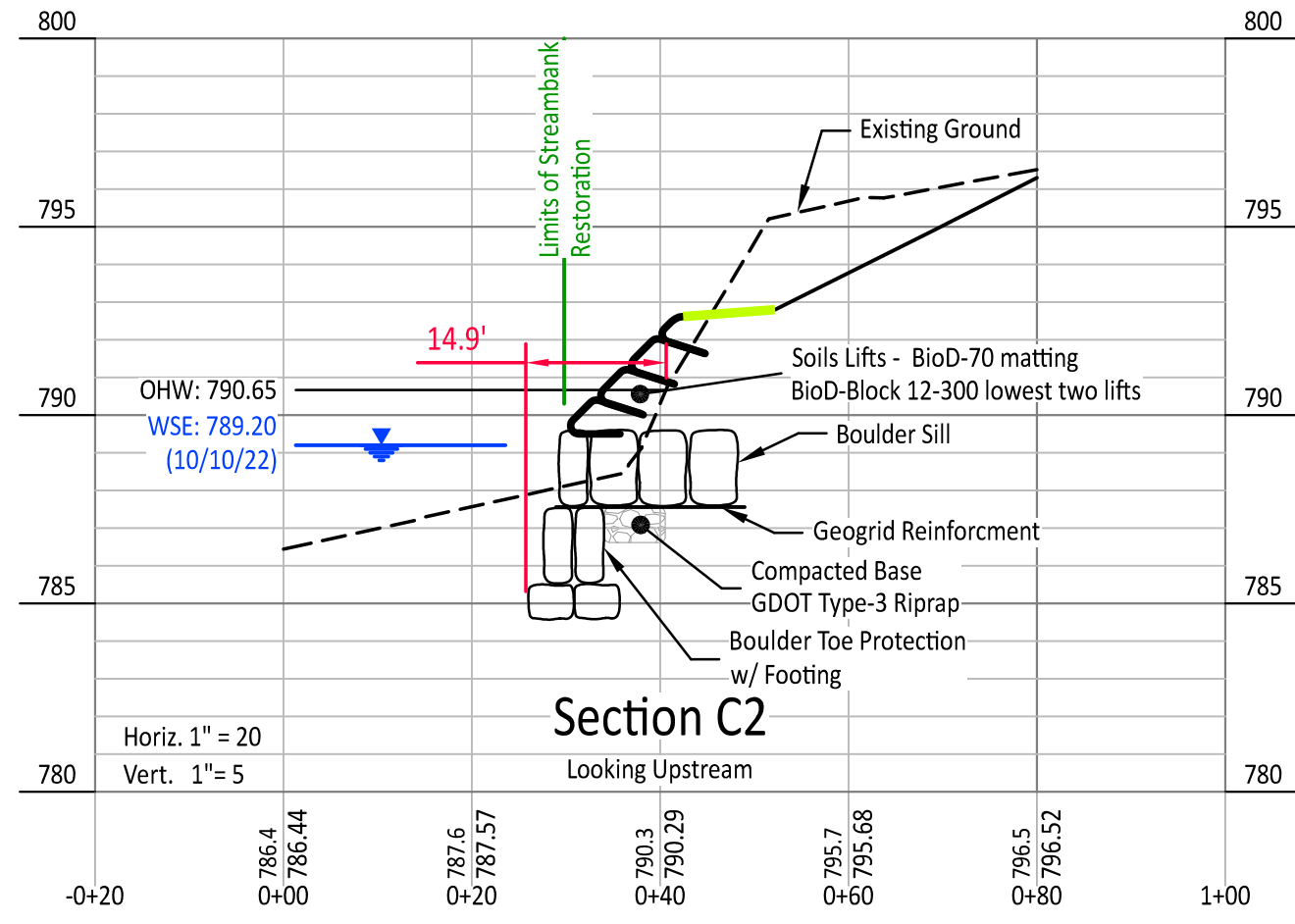
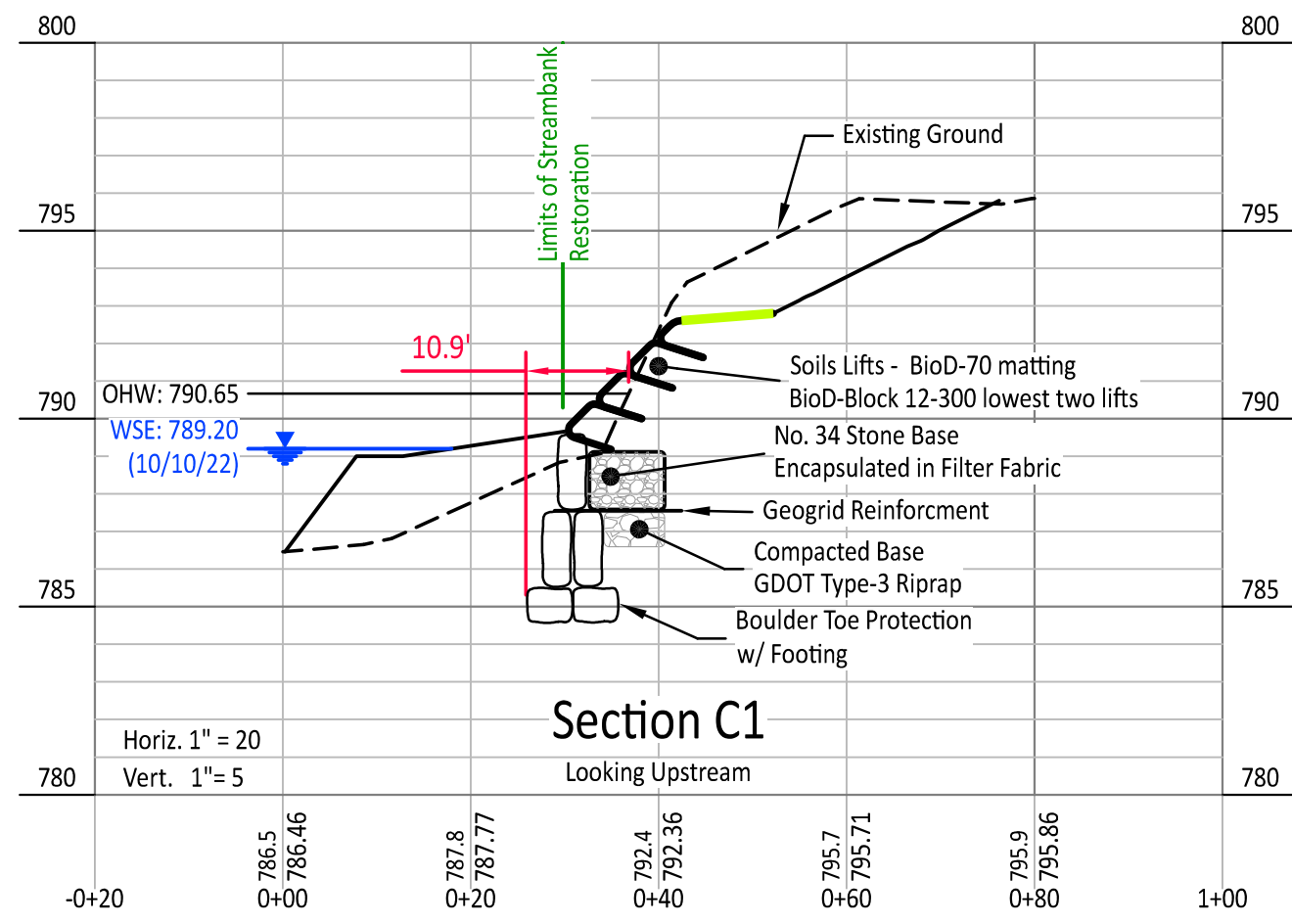
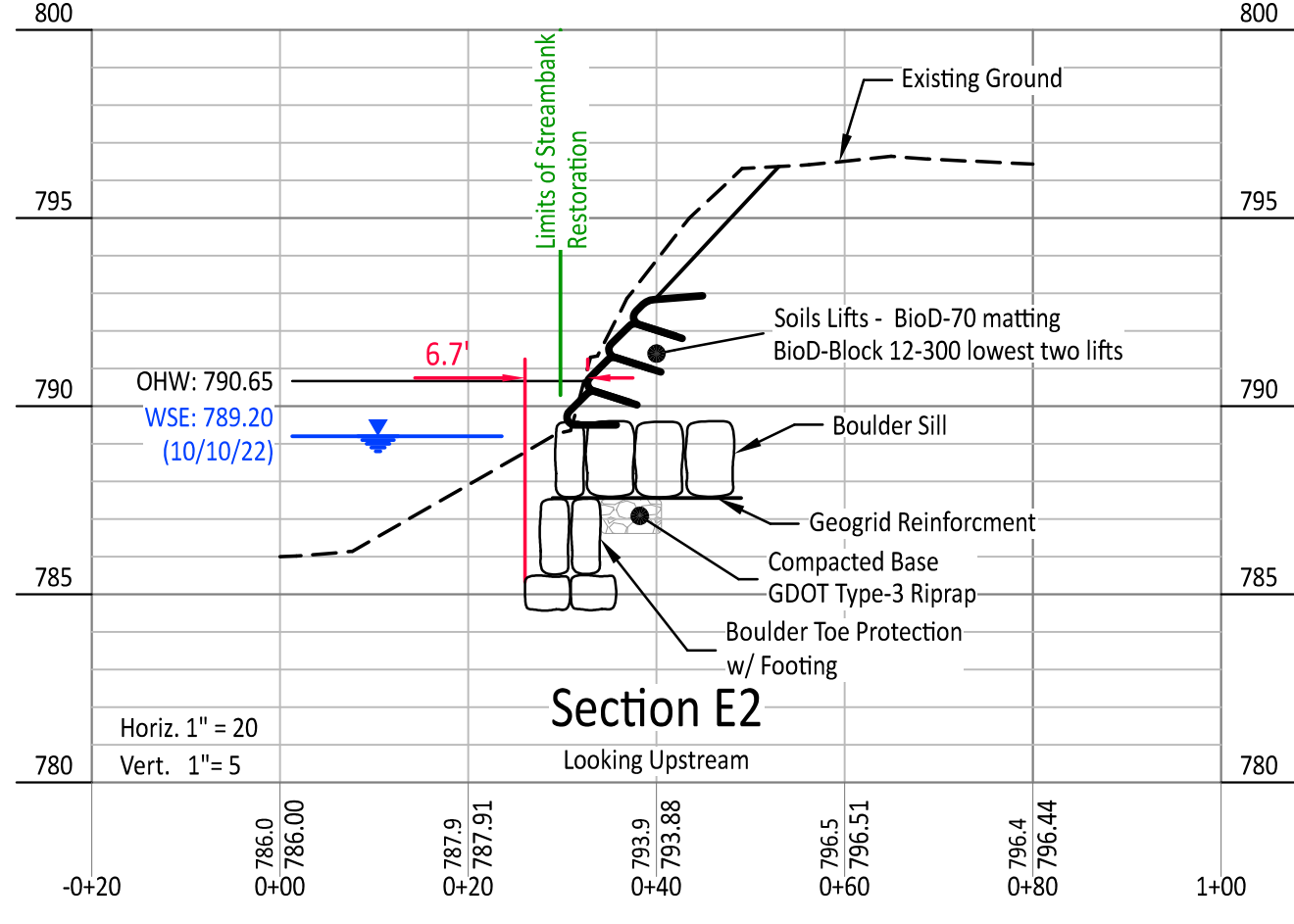
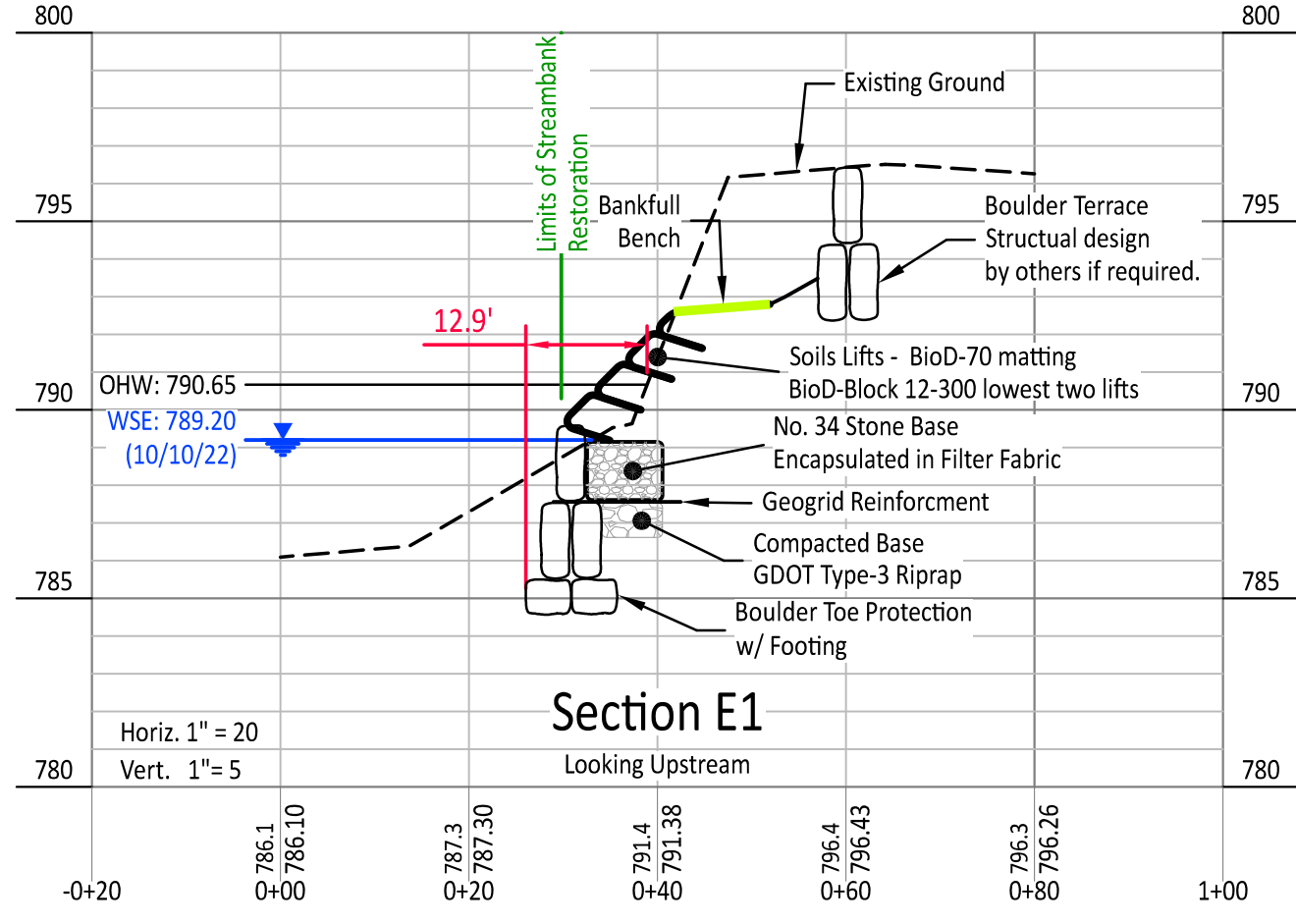
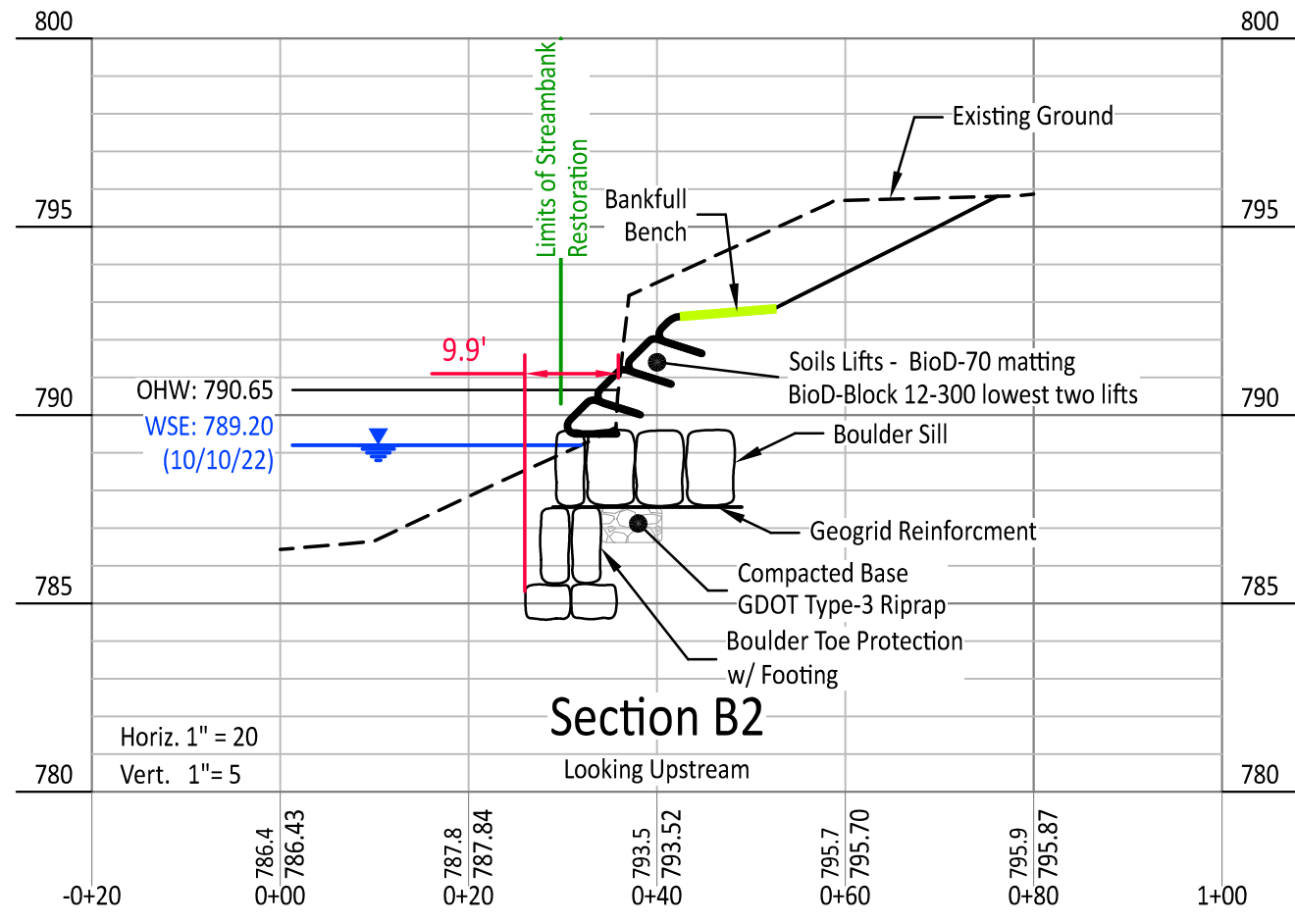
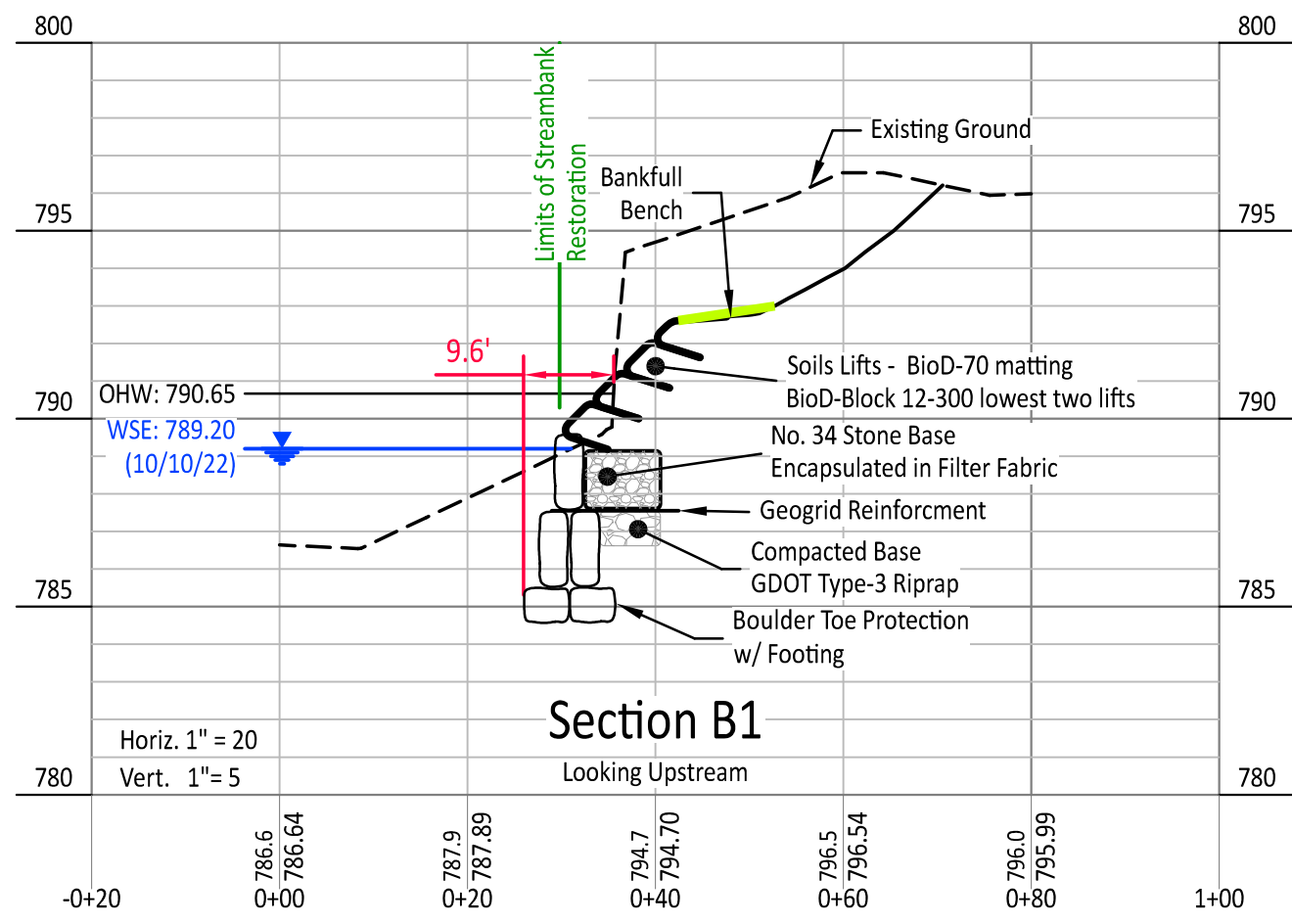
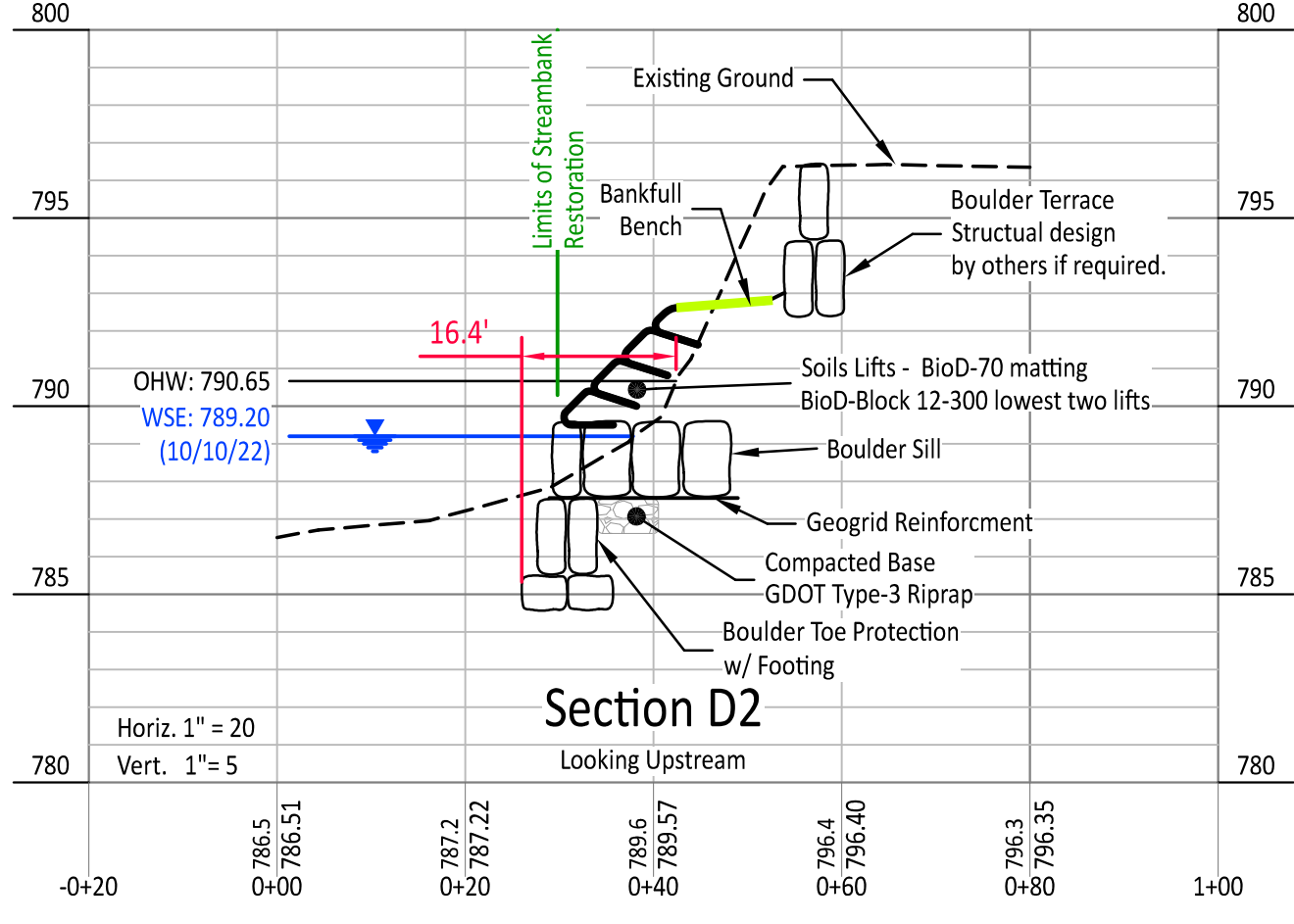
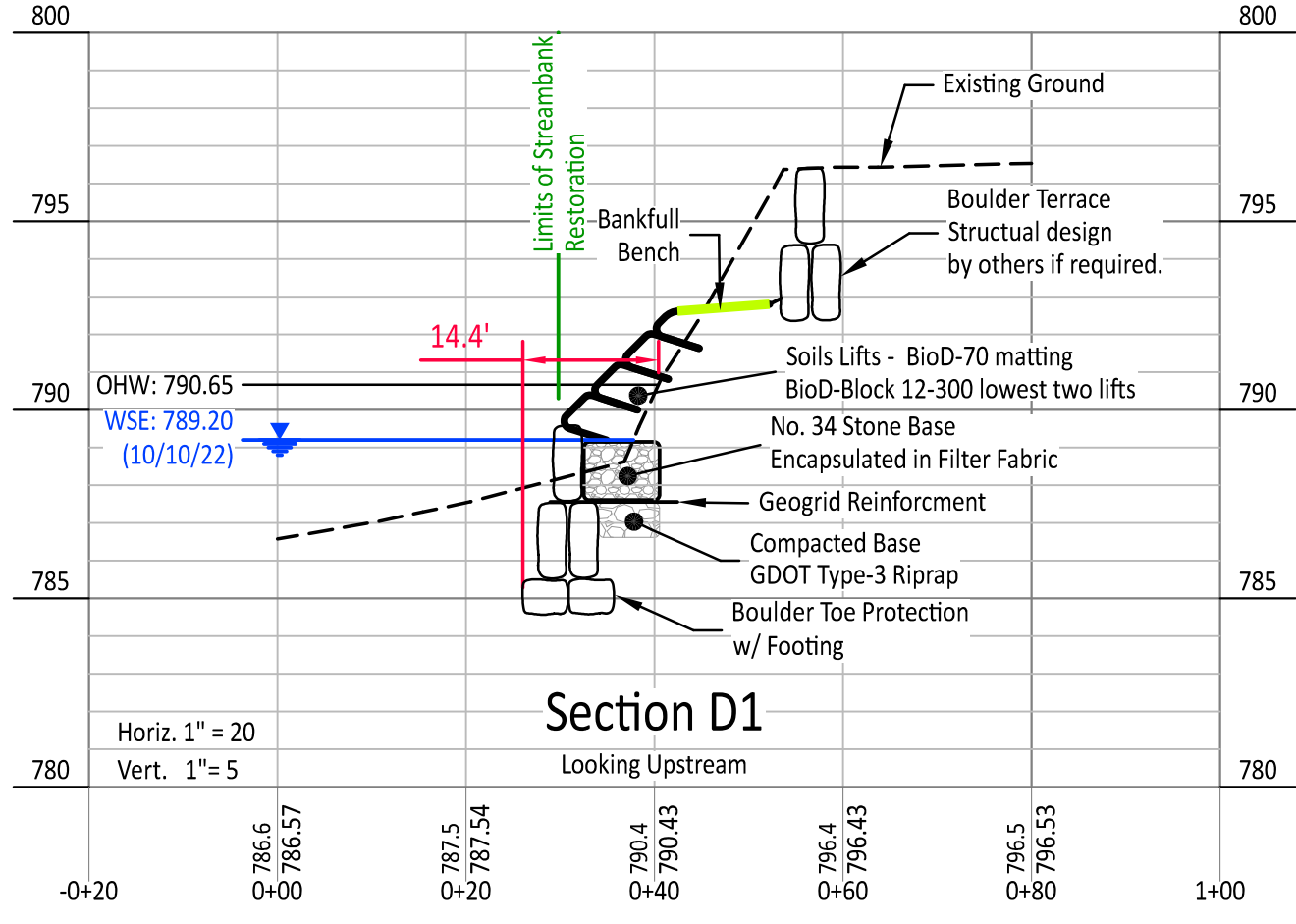
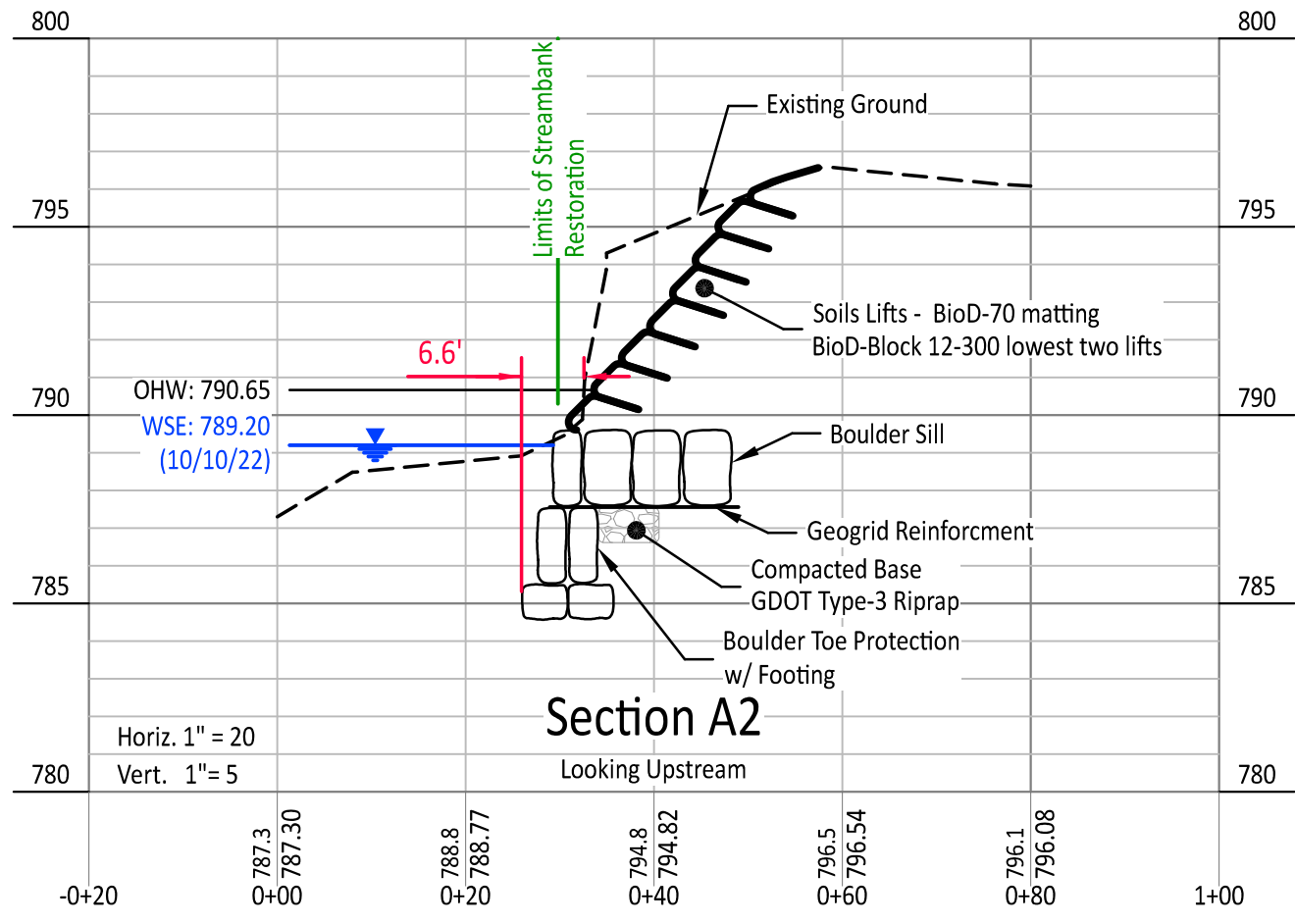
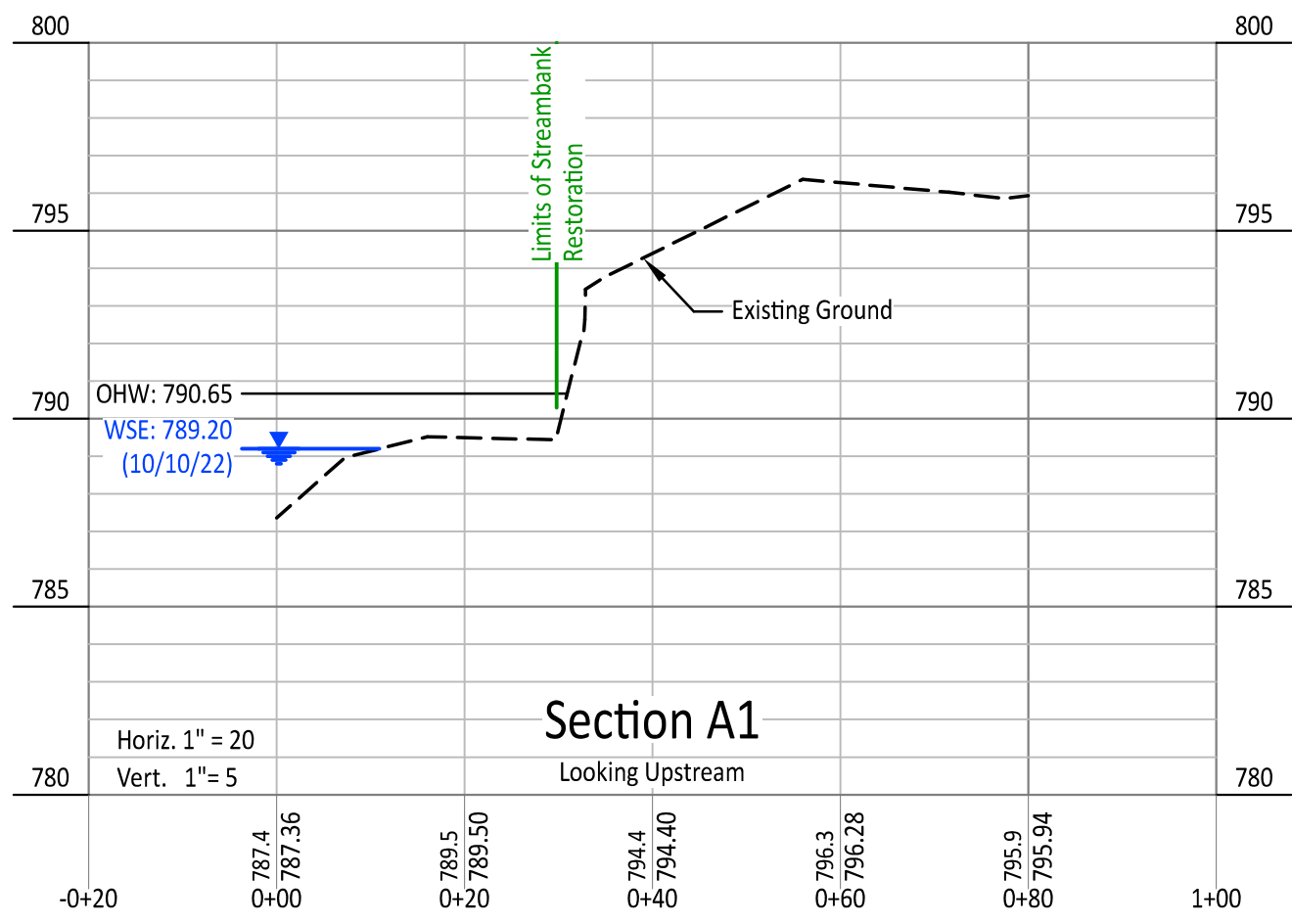
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: ZCT
Date: 11/22/2022
Project #: 18-4332

Sheet Title
Grading
Sheet #
3

Engineering
E303

Fulton County, Georgia



Foundation and bedding design to be coordinated with project soils engineer. All soil lifts, bedding materials and fill soils to be placed under the observation of the project soils engineer or his representative.

Red dimension is distance from existing to proposed ground at OHW

Morphology Design Parameters

Parameter	Reference Section		
	Mn	Median	Max
Stream name	Chattahoochee Stat 569821.0		
Stream type / Valley Type	C4 / VIII		
Drainage area, DA (sq mi)	1410		
Mean riffle depth, d_{bM} (ft)	7.9		
Riffle width, W_{bM} (ft)	296		
Width-to-depth ratio, $[W_{bM}/d_{bM}]$	37.5		
Riffle cross-section area, A_{bM} (sq ft)	2338		
Max riffle depth, d_{mbM} (ft)	12.1	12.1	12.1
Max riffle depth ratio, $[d_{mbM}/d_{bM}]$	1.5	1.5	1.5
Low bank height, LBH (ft)	1.4	1.5	1.78
Low bank height ratio, $[LBH/d_{mbM}]$	0.1	0.1	0.1
Width flood-prone area, W_{fpa} (ft)	146	170	195
Entrenchment ratio, ER $[W_{fpa}/W_{bM}]$	0.5	0.6	0.7
Stream length, SL (ft)	573		
Stream Elevation Change, SE (ft)	0.44		
Average water surface slope, S (ft/ft)	0.0008		
Bankfull discharge, Q_{bM} (cfs)	16638		
Bankfull mean velocity, $u_{bM} = Q/A$ (ft/s)	7.1		
Bankfull wetted perimeter, WP (ft)	301.0		
Bankfull hydraulic radius, R (ft)	7.8		
Bankfull Mannings n (estimate)	0.030	0.035	0.040
Mannings bankfull discharge, Q_{bM} (cfs)	12629.1	10825.0	9471.9
Mannings bkf velocity, $u_{bM} = Q/A$ (ft/s)	5.40	4.63	4.05
Bankfull stream power, w (lb/ft/s)	2.01	1.72	1.51
Bankfull shear stress, t (lb/ft ²)	0.37	0.37	0.37

General Notes:

- All construction staking this site shall be performed under the direct supervision of a Georgia registered land surveyor.
- General contractor shall verify and coordinate all utility service line and/or meter locations with architectural drawings and specifications prior to installation of same.
- Prior to the start of any construction activity this site, the contractor shall be responsible for establishing and maintaining accurate field locations of all utilities within the work area this site through a qualified utilities location contractor. The existence of utilities shown hereon per field surface inspection only. Any and all utility relocation and reconstruction resulting from the proposed construction shall be the responsibility of the contractor whether shown or not shown hereon.
- Soil Compaction Note: All areas to receive structural fill to be cleared, stripped and free from topsoil, roots, stumps and all other deleterious material. Structural fill to be clean from organic and all other deleterious material. Fill to be placed in maximum 8" lifts and compacted to at least 96% of the standard proctor maximum density and to within $\pm 3\%$ of the optimum moisture content. All fill material to be placed under the observation of the project soils engineer or his representative.
- Contractor shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to the project engineer for justification and or correction before proceeding with the work. Contractor to assume responsibility for discrepancies which are not reported. All dimensions should be calculated or read.
- It is understood by the engineer that the contractor shall have sufficient expertise to construct this project based on what has become an acceptable level of detail for construction drawings. Prior to entering into a contract with the owner, the contractor shall be obligated to notify the engineer of any items in the plans or specifications that may not contain enough detail to complete the project. By entering into a binding contract with the owner to construct this project, the contractor indicates that these plans contain an acceptable level of detail.

REVISIONS		
NO.	DESCRIPTION	DATE
2.	Revised per USACE Comments	04/14/2023
3.	Revised per USACE Comments	05/24/2023

ABBREVIATION LEGEND	
BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FI	= fire hydrant
GI	= grate inlet
GU	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
LLL	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TB	= thrust blocking
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

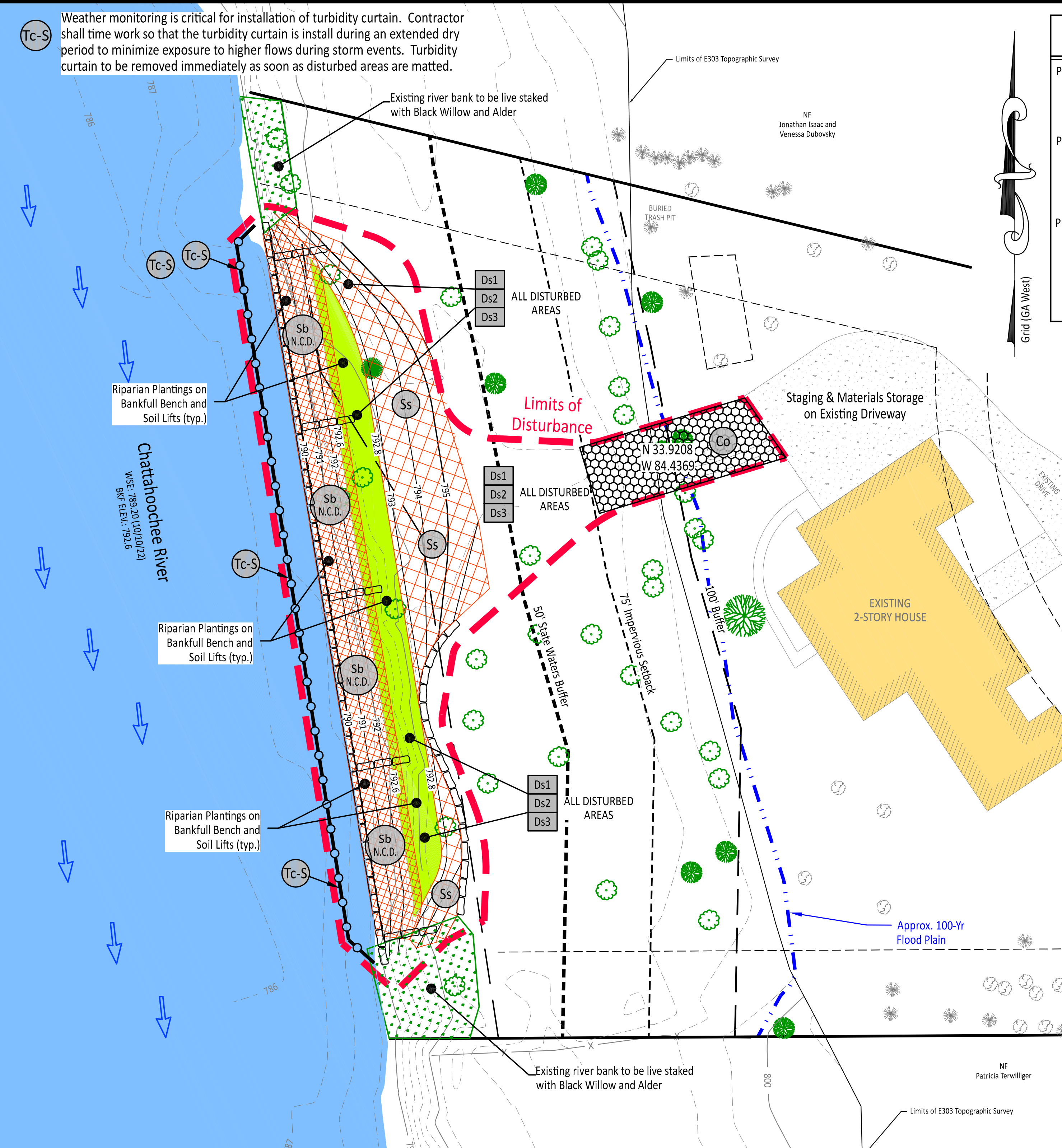
SYMBOL LEGEND	
	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= clean out
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall
	= buffer
	= bldg setback
	= fence
	= overhead electric
	= underground electric
	= water line
	= sanitary line
	= gas line
	= computed point

Project Duration ESC Notes:

- Burial of construction debris is shall not take place onsite.
- A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.
- Any disturbed area left exposed for a period of greater than 14 days shall be stabilized with mulch or temporary seeding.
- Contractor shall inspect control measures at the end of each working day to ensure measures are functioning properly.
- 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 as directed by the onsite inspector or design professional.
- Failure to install, operate, or maintain all erosion control measures will result in all construction being stopped on the job until such measures are corrected back to the approved erosion control plans.
- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.
- Waste materials shall not be discharged into waters of the state, except as authorized by a Section 404 Permit.
- Non exempt activities shall not be conducted within the 25 foot and 50 foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits.
- Any amendments and revisions to the erosion, sediment and pollution control plan which have significant effect on bmp's with hydraulic component must be certified by the design professional.
- Contractor shall notify the Sandy Springs Inspector 24 hours before the beginning phase of construction.

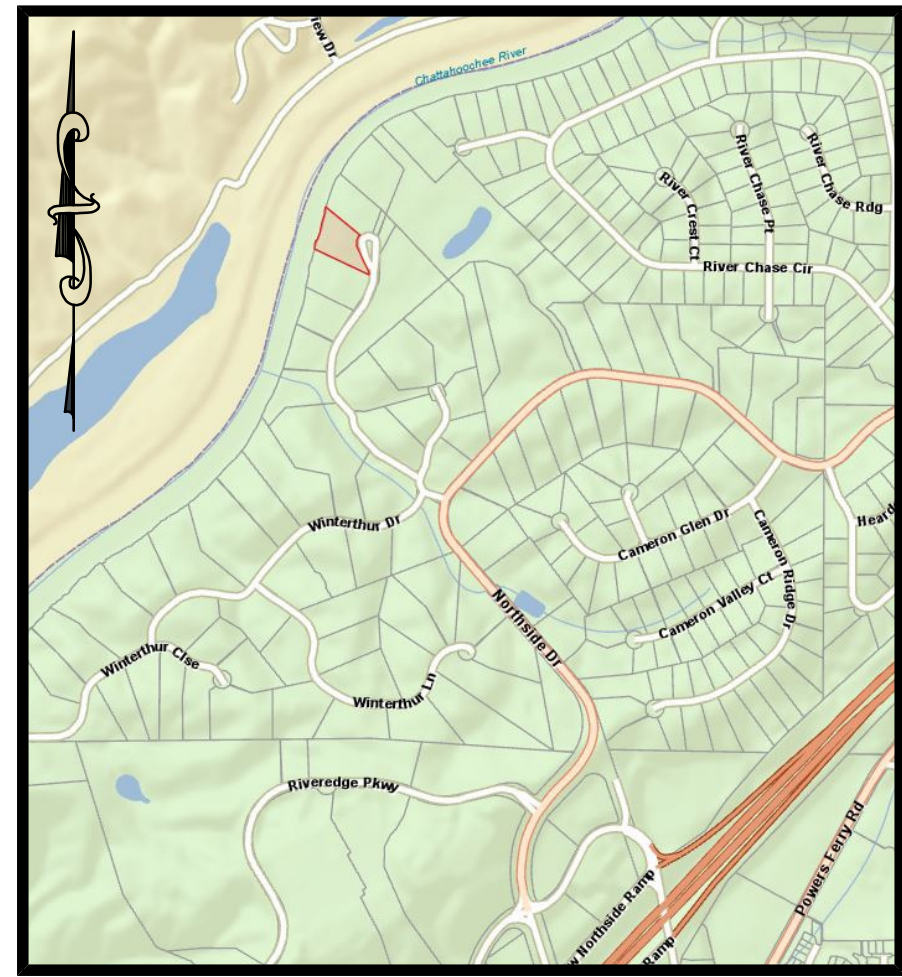
ESC Initial Phase Notes:

- Prior to the land disturbing activity, the contractor shall schedule a preconstruction meeting with the area site development inspector.
- No staging areas, material storage, concrete wash out areas shall be located within 50 ft. of designated tree protection areas or stream buffers, if possible.
- A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.
- 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 activity shall be demarcated for the duration of the construction activity. No land disturbance shall occur outside the approved limits indicated on the approved plans.
- Prior to any other construction, a stabilized construction entrance shall be constructed at each point of entry to or exit from the site or onto any public roadway as shown on plans.
- Immediately after the establishment of construction entrance/exits, all perimeter erosion control and stormwater management devices shall be installed as shown on the erosion control plan.
- Type "S" silt fence, or an approved equivalent, should be installed at the perimeter of the disturbed area unless otherwise specified on the plan. Silt should be removed when accumulation reaches 1/2 height of the barrier. The perimeter silt fence should be inspected daily for any failures. Any failures of said fencing should be repaired immediately.
- Inlet sediment protection measures shall be installed on all existing storm structures as shown on the plan.
- Stone check dams shall be installed in areas of concentrated flows as shown on the plan.
- Tree protection fencing and stream buffer protection should be installed prior to the start of any land disturbance activity and maintained until final landscaping is installed. The tree protection fencing should be inspected daily. Any failures of said fencing should be repaired immediately.
- After installation of initial erosion control measures the site contractor shall schedule an inspection by the project design professional. No other construction activities shall occur until the project professional approves the installation of said erosion control measures. If unforeseen conditions exist in the field that warrant additional erosion control measures, the contractor must construct any additional erosion control devices deemed necessary by the site inspection.
- After approval of the initial erosion control installation, the contractor may proceed with clearing and grubbing activities. As clearing permits, the contractor shall construct temporary sediment ponds and diversion dikes as shown on the clearing phase plan to control erosion and stormwater runoff.
- All clearing and grubbing debris to be chipped and mulched for use in sediment and erosion control prevention.



EROSION & SEDIMENT CONTROL CONSTRUCTION SEQUENCE

- Phase 1: Initial Phase Erosion Control
- Install construction exit
 - Install tree protection fence
 - Install turbidity curtain type as per plan
 - Clear work area
- Phase 2: Mass Grading
- Construct instream structures
 - Install Soilfits
 - Grade proposed streambank and bankfull terraces
 - Install matting and sod on slopes
 - Maintain all applicable Phase 1 & 2 erosion control devices
- Phase 3: Final Grading & Stabilization
- Fine grade point bars, flood prone areas and dress all slopes
 - Seed, straw and apply erosion control mats to slopes
 - Install streambank plantings as per landscape plan by others
 - Apply permanent seeding/vegetation
 - Dress all disturbed areas



LOCATION MAP
NOT TO SCALE

Disturbed Area Summary

Upland Disturbance: 0.21 Ac (9,093 SF)
50' Stream Buffer Disturbance: 0.16 Ac (13,045 SF)
Total Disturbance: 0.30 Ac (13,045 SF)
Streambed Impact: 0.09 Ac (3,920 SF)
Total Riverbank Restored: 268 LF

Owner / Operator

Mr. Brent Benson
6030 Wintherthur Drive
Atlanta, GA 30328
24 Hr. Contact: Mr. Brent Benson
Mobile: (678) 877-4680
Email: bbenson@cpsitework.com

Newly Constructed Stream Banks

Contractor to install Silt Fence or Straw Wattles on upstream sides of the newly constructed stream banks and bankfull benches. This is intended to reduce small concentrated flows from the adjacent upland areas flowing across the newly constructed stream banks. Contractor to coordinate with the City Field Inspector on the exact location of the silt Fence or Straw Rolls.

It is E303's experience that these Straw Wattles work great for protecting the stream banks. They can be constructed on site at a fraction of the cost of RoLanka wattles using Jute or BioD-40 matting laid parallel to the stream, then place straw on top of the matting and roll to make approx. 9" tall rolls and use the surplus matting as tabs to stake in place with hard wood stakes every 3 feet.

0' 10' 20' 30'
Scale: 1"= 10' (22"x34") 1"= 20' (11"x17")

Ds3 50' Stream Buffer, Streambanks, and Benches to be matted and planted with native seed mix or as specified in approved riparian planting plan.

Bankfull Bench
(see Stream Cross Section on Grading sheet)

Streambank Matting
(See Streambank Matting Installation Detail SD-2) BioD-Mat 70
Point bar do not need to be matted.

Terrace Slope Matting
(Erosion Control slope stabilization)
Terrace slopes to be matted with Jute matting or comparable.

Sediment Storage Statement:

The primary focus of this project is streambank stabilization. Therefore, it is the opinion of this firm that traditional sediment storage BMPs will cause additional, unnecessary disturbance and are not applicable to the activities proposed under this permit. Contractor is to refer to the Long Term Weather Monitoring Notes on the cover sheet of this plan set for guidance on the reduction of sediment discharge for this project.

REVISIONS		
NO.	DESCRIPTION	DATE
1.	Revised for 50' State Waters Buffer	01/02/2023
2.	Revised per USACE Comments	04/14/2023

GENERAL PERMIT NO. GAR100001 EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES PROPERTY AREA: 1.563± Acres DISTURBED AREA: 0.34 ± ACRES		Checklist Item 22 N/A	Construction activity associated with this project does not discharge stormwater into an Impaired Stream Segment, or within 1 linear mile upstream of, and within the same watershed as, any portion of an Biota Impaired Stream Segment.	Checklist Item 28 Proposed disturbance is less than 1 Acre. Items 22-24 are N/A.	Description of the practices that will be used to reduce the pollutants in stormwater discharges. IDENTIFIED POLLUTANT SOURCES The primary stormwater pollutant source anticipated for this project is sedimentation due to erosion from stormwater run-off. STRUCTURAL CONTROLS TO BE USED Silt Fence, Rock Filter Dams, Temporary Sediment Ponds/Traps, and Slope Stabilization. STABILIZATION PRACTICES 1. Vehicle Areas - Fill in rill eroded areas when found. 2. Temporary Mulching - When an area will be left open more than 14 days with no construction. 3. Sod Stabilization - Used in higher velocity channel flows. 4. Permanent Vegetation - This is to be established once final grade is achieved. 5. Surface Roughening - Texturing of soil surfaces to reduce sheet flow and improve surface water impoundment. 6. Pump Basins/discharge points - Shall be inspected to insure stable side slopes. Sediment to be cleaned out as required. OTHER IDENTIFIED POLLUTANTS AND ASSOCIATED BMPs 1. Off-site vehicle tracking. A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved streets adjacent to the site will be swept and scraped regularly to remove any excess mud, dirt, or rock tracked from the construction area. A source of fresh water for washing sediment from trucks, especially during periods of wet weather, may be provided. All washing operations will be directed into a sediment trap. 2. Waste Materials All trash and construction debris from the site will be hauled to an approved landfill. No construction waste material will be buried on-site. All personnel will receive instructions regarding the correct procedure for waste disposal. Notices describing these practices will be posted in the construction office. The site superintendent will be responsible for seeing that these procedures are followed. Employee waste and other loose materials will be collected so as to prevent the release of "floatables" during runoff events. 3. Hazardous Waste No hazardous waste is expected to be generated or encountered in this project. In the event that hazardous waste is encountered, all hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. The site superintendent will be responsible for seeing that these practices are followed. 4. Sanitary Waste All workers, throughout the life of the project, will be provided portable sanitary units, for use. A licensed sanitary waste management contractor will regularly collect all sanitary waste from the portable units. 5. Grading Equipment Grading equipment shall cross flowing streams by the means of bridges or culverts, except when such methods are not feasible, provided in any case that such crossings should be kept to a minimum. 6. Waste Discharge No waste materials shall be discharged into State Waters, except as authorized by a Section 404 permit.	Checklist Item 36 Proposed disturbance is less than 1 Acre. Item 28 is N/A.	Description of control measures implemented at the construction site by phase. EROSION & SEDIMENT CONTROL CONSTRUCTION SEQUENCE Phase 1: Initial Phase Erosion Control -Install construction exit -Install tree protection fence -Install turbidity curtain type as per plan -Clear work area Phase 2: Mass Grading -Construct instream structures -Install Soilfits -Grade proposed streambank and bankfull terraces -Install matting and sod on slopes -Maintain all applicable Phase 1 & 2 erosion control devices Phase 3: Final Grading & Stabilization -Fine grade point bars, flood prone areas and dress all slopes -Seed, straw and apply erosion control mats to slopes -Install streambank plantings as per landscape plan by others -Apply permanent seeding/vegetation -Dress all disturbed areas	Checklist Item 40 Proposed disturbance is less than 1 Acre. Item 40 is N/A.	See Sheet 5 for delineation of the 25-foot or 50-foot undisturbed buffers adjacent to state waters. See Sheet 2 for delineation of state waters. An onsite wetland assessment has not been performed on the property to E303's knowledge. Refer to This Sheet for delineation and acreage of contributing drainage basins on the project site. No Hydrology Study required for this project. Estimated Runoff Coefficients: N/A (no impervious proposed) Preconstruction Curve Number "CN": 55 Post-Construction Curve Number "CN": 55 See N/A for outlet protection calculations. See Erosion Control Plans for all stormwater discharge points. See This Sheet for soil series delineation. See Sheet 5 for delineation of Limits of Disturbance. See Sheet 1 for sediment storage narrative The location of Best Management Practices (BMPs) are shown on Sheet 5 Refer to sheets with an ED- prefix for the details of the structural practices shown on this plan. Refer to Sheet 5 for the location of vegetative stabilization practices associated with this project. Refer to sheets with an ED- prefix for vegetative stabilization details.	Contractor Certification: I certify under penalty of law that I understand the terms and conditions of the National Pollution Discharge Elimination System (NPDES) General Permit No. GAR100001 that authorizes the stormwater discharges associated with this construction site. Contractor's Signature Date																																																										
Checklist Item 1 "Erosion, Sedimentation and Pollution Control Checklist for Stand Alone Construction Projects" - This Sheet	Checklist Item 23 This firm was not able to develop a Plan for sediment associated with the receiving waters for 1	Checklist Item 29 Activities Schedule CONSTRUCTION SCHEDULE <table><thead><tr><th>ACTIVITY</th><th>1</th><th>2</th><th>3</th><th>4</th></tr></thead><tbody><tr><td>TREE SAVE/LOD INSTALLATION</td><td></td><td></td><td></td><td></td></tr><tr><td>CLEARING & GRUBBING</td><td></td><td></td><td></td><td></td></tr><tr><td>EROSION CONTROL INSTALLATION</td><td></td><td></td><td></td><td></td></tr><tr><td>EARTHWORK (CUT & FILL)</td><td></td><td></td><td></td><td></td></tr><tr><td>GRASSING (LIMIT EXPOSURE TO SEVEN DAYS)</td><td></td><td></td><td></td><td></td></tr><tr><td>CONSTRUCT IN-STREAM STRUCTURES</td><td></td><td></td><td></td><td></td></tr><tr><td>CONSTRUCTION</td><td></td><td></td><td></td><td></td></tr><tr><td>FINISH GRADING</td><td></td><td></td><td></td><td></td></tr><tr><td>FINAL STABILIZATION</td><td></td><td></td><td></td><td></td></tr></tbody></table> 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.	ACTIVITY	1	2	3	4	TREE SAVE/LOD INSTALLATION					CLEARING & GRUBBING					EROSION CONTROL INSTALLATION					EARTHWORK (CUT & FILL)					GRASSING (LIMIT EXPOSURE TO SEVEN DAYS)					CONSTRUCT IN-STREAM STRUCTURES					CONSTRUCTION					FINISH GRADING					FINAL STABILIZATION					Checklist Item 37 Graphic Scale and North Arrow are shown on all plan sheets.	Checklist Item 38 All design plan sheets do not exceed 1"=100' Scale. Existing and proposed contour intervals for this project are 1-Foot.	Checklist Item 39 Alternative BMPs are not proposed for this project.	Checklist Item 41 See Sheet 5 for delineation of the 25-foot or 50-foot undisturbed buffers adjacent to state waters.	Checklist Item 42 See Sheet 2 for delineation of state waters. An onsite wetland assessment has not been performed on the property to E303's knowledge.	Checklist Item 43 Refer to This Sheet for delineation and acreage of contributing drainage basins on the project site.	Checklist Item 44 No Hydrology Study required for this project.	Checklist Item 45 Estimated Runoff Coefficients: N/A (no impervious proposed) Preconstruction Curve Number "CN": 55 Post-Construction Curve Number "CN": 55	Checklist Item 46 See N/A for outlet protection calculations. See Erosion Control Plans for all stormwater discharge points.	Checklist Item 47 See This Sheet for soil series delineation.	Checklist Item 48 See Sheet 5 for delineation of Limits of Disturbance.	Checklist Item 49 See Sheet 1 for sediment storage narrative	Checklist Item 50 The location of Best Management Practices (BMPs) are shown on Sheet 5	Checklist Item 51 Refer to sheets with an ED- prefix for the details of the structural practices shown on this plan.	Checklist Item 52 Refer to Sheet 5 for the location of vegetative stabilization practices associated with this project. Refer to sheets with an ED- prefix for vegetative stabilization details.	Contractor Certification: I certify under penalty of law that I understand the terms and conditions of the National Pollution Discharge Elimination System (NPDES) General Permit No. GAR100001 that authorizes the stormwater discharges associated with this construction site. Contractor's Signature Date
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Checklist Item 2 Refer to Sheet Eros-1 for seal, signature and GSWCC certification number of the certified design professional for this project.	Checklist Item 24 BMPs for concrete washout water shall be installed. Chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited. No concrete work to be undertaken during this portion of construction.	Checklist Item 30 Please refer to Sheet N-2 for complete requirements of inspections and record keeping by the primary permittee. Permit GAR100003 - Part IV Section D.4	Checklist Item 31 Please refer to Sheet N-2 for complete requirements of sampling frequency and reporting of sampling results by the primary permittee. Permit GAR100001 - Part IV Sections D.6 and E	Checklist Item 32 Please refer to Sheet N-2 for complete requirements of retention of records. Permit GAR100001 - Part IV Sections F	Checklist Item 33 Please refer to Sheet N-2 for a description of the analytical methods to be used to collect and analyze the samples taken. Permit GAR100001 - Part IV Sections 6.b	Checklist Item 34 Sampling Point Upstream - Downstream Surface Water Area Receiving Waters	Checklist Item 35 See plan sheets with the Eros prefix for delineation of sampling locations, perennial and intermittent streams and other water bodies into which stormwater is discharged.	Checklist Item 40 Proposed disturbance is less than 1 Acre. Item 40 is N/A.	Checklist Item 41 See Sheet 5 for delineation of the 25-foot or 50-foot undisturbed buffers adjacent to state waters.	Checklist Item 42 See Sheet 2 for delineation of state waters. An onsite wetland assessment has not been performed on the property to E303's knowledge.	Checklist Item 43 Refer to This Sheet for delineation and acreage of contributing drainage basins on the project site.	Checklist Item 44 No Hydrology Study required for this project.	Checklist Item 45 Estimated Runoff Coefficients: N/A (no impervious proposed) Preconstruction Curve Number "CN": 55 Post-Construction Curve Number "CN": 55	Checklist Item 46 See N/A for outlet protection calculations. See Erosion Control Plans for all stormwater discharge points.	Checklist Item 47 See This Sheet for soil series delineation.	Checklist Item 48 See Sheet 5 for delineation of Limits of Disturbance.	Checklist Item 49 See Sheet 1 for sediment storage narrative	Checklist Item 50 The location of Best Management Practices (BMPs) are shown on Sheet 5	Checklist Item 51 Refer to sheets with an ED- prefix for the details of the structural practices shown on this plan.	Checklist Item 52 Refer to Sheet 5 for the location of vegetative stabilization practices associated with this project. Refer to sheets with an ED- prefix for vegetative stabilization details.	Contractor Certification: I certify under penalty of law that I understand the terms and conditions of the National Pollution Discharge Elimination System (NPDES) General Permit No. GAR100001 that authorizes the stormwater discharges associated with this construction site. Contractor's Signature Date																																															
Checklist Item 3 The proposed disturbance for this project is less than 50 acres. Disturbed area for each lot is listed above. Written authorization from the EPD District office is not required.	Checklist Item 25 BMPs for the Remediation of all Petroleum Spills and Leaks in addition to Materials and Safety Note: This section is provided for informational purposes only. All Material Safety and Spill Prevention Control Contingency (SPCC) plans are to be in accordance with policies and procedures already in place. A. Significant Materials Expected at Site Inventory or in Site Preparation: -Lime -Concrete Mix -Steel Reinforcing Materials <																																																																			

National Pollutant Discharge Elimination System (NPDES) Plan for:

Brent Benson
6030 Winterthur Drive
City of Sandy Springs
17th District

Land Lot 208

Fulton County, Georgia

GSWCC Level II #: 54805

**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: ZCT
 Date: 11/22/2022
 Project #: 18-4332

Sheet Title
NPDES-1

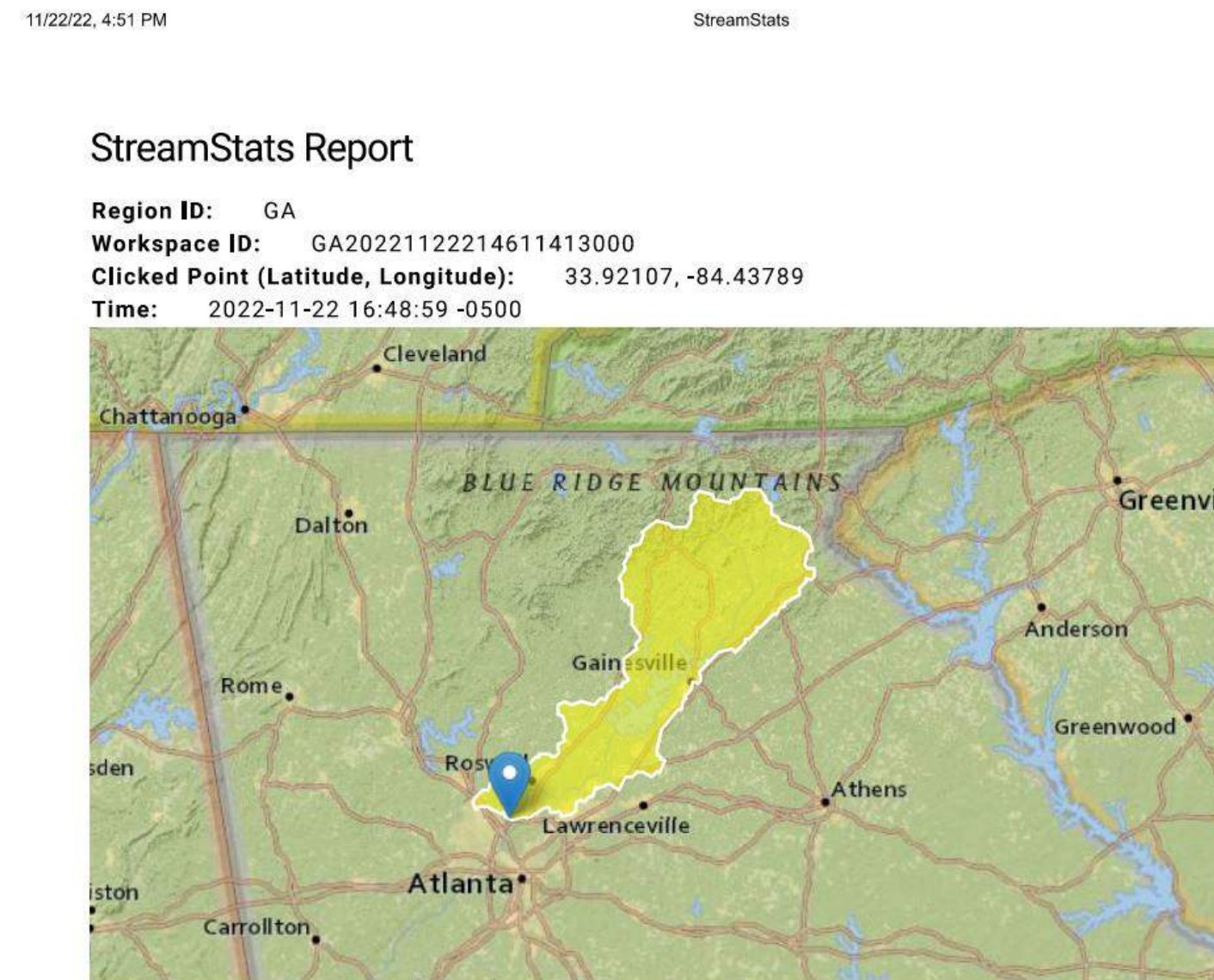
Sheet #
6

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST	
<u>STAND-ALONE CONSTRUCTION PROJECTS</u>	
SWCD-Fulton County Soil and Water Conservation District	
Project Name: 6030 Wintherthur Drive	Address: 6030 Wintherthur Drive
City/County: Sandy Springs, Fulton County	Date on Plans: 11/23/2022
Name & email of person filling out checklist: Zach Truelove, zach@engineering303.com	
<u>TO BE SHOWN ON ES&PC PLAN</u>	
Plan Page #	Included Y/N
7	Y
1 The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbance activity was permitted. <i>(The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed.)</i> 2 Level II certification number issued by the Commission, signature and seal of the certified design professional. <i>(Signature, seal and level II number must be on each sheet pertaining to ES&PC plan or the Plan will not be reviewed)</i> 3 Limits of disturbance shall be no greater than 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include at least 4 of the BMPs provided in Appendix I of this checklist and the GAEPD approval letter. * <i>(A copy of the written approval by GAEPD must be attached to the plan for the Plan to be reviewed.)</i> 4 The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls. 5 Provide the name, address, email address, and phone number of primary permittee. 6 Note total and disturbed acreages of the project or phase under construction. 7 Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees. All Y 8 Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions. 9 Description of the nature of construction activity and existing site conditions. 10 Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary. 11 Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected. 12 Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on Part IV page 19 of the permit. N/A N/A 13 Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on Part IV page 19 of the permit. * N/A N/A 14 Clearly note the statement that "The design professional who prepared the ES&PC Plan to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation," in accordance with Part IV.A.5 page 25 of the permit. * 6 Y 15 Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of vested 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.*" 6 Y 16 Provide a description of any buffer encroachments and indicate whether a buffer variance is required. N/A N/A 17 Clearly note the statement that "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." *	

N/A	N/A	18	Clearly state the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
N/A	N/A	19	Clearly state statement that "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." *
N/A	N/A	20	Clearly state statement that "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." *
N/A	N/A	21	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding." *
N/A	N/A	22	Any construction activity which discharges storm water into an Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as, any portion of a Biot a Impaired Stream Segment must comply with Part III. C of the permit. Include the completed Appendix 1 listing all the BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
N/A	N/A	23	If a TMDL Implementation Plan for sediment has been finalized for the Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&P Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
N/A	N/A	24	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited. *
6	Y	25	Provide BMPs for the remediation of all petroleum spills and leaks. *
N/A	N/A	26	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
N/A	N/A	27	Description of practices to provide cover for building materials and building products on site. *
N/A	N/A	28	Description of the practices that will be used to reduce the pollutants in storm water discharges. *
6	Y	29	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, temporary and final stabilization). *
N/A	N/A	30	Provide complete requirements of Inspections and record keeping by the primary permittee. *
N/A	N/A	31	Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
N/A	N/A	32	Provide complete details for Retention of Records as per Part IV.F. of the permit. *
N/A	N/A	33	Description of analytical methods to be used to collect and analyze the samples from each location. *
N/A	N/A	34	Appendix B rationale for NTU values at all output sampling points where applicable. *
N/A	N/A	35	Delineate all sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged. *
N/A	N/A	36	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all of the BMPs into a single phase. *

Plan	Y	37	Graphic scale and North arrow.						
Plan	Y	38	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:						
			<table> <tr> <th>Map Scale</th><th>Ground Slope</th><th>Contour Intervals, ft.</th></tr> <tr> <td>1 inch = 100ft or larger scale</td><td>Flat 0 - 2% Rolling 2 - 8% Steep 8% +</td><td>0.5 or 1 1 or 2 2.5 or 10</td></tr> </table>	Map Scale	Ground Slope	Contour Intervals, ft.	1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2.5 or 10
Map Scale	Ground Slope	Contour Intervals, ft.							
1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2.5 or 10							
N/A	N	39	Use of alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Please refer to the Alternative BMP Guidance Document found at www.gaswc.org/georgia.gov .						
N/A	N/A	40	Use of alternative BMP for application to the Equivalent BMP List. Please refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *						
2,5	Y	41	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to state waters and any additional buffers required by the Local Issuing Authority. Clearly note and delineate all areas of impact.						
N/A	N	42	Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.						
7	Y	43	Delineation and acreage of contributing drainage basins on the project site.						
N/A	N/A	44	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *						
6	Y	45	An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.						
N/A	N	46	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate all storm water discharge points.						
6	Y	47	Soil series for the project site and their delineation.						
5	Y	48	The limits of disturbance for each phase of construction.						
6	Y	49	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual included for structural BMPs and all calculations used by the storage design professional to obtain the required sediment when using equivalent controls. When discharging from sediment basins and impoundments, permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.						
5	Y	50	Location of Best Management Practices that are consistent with and no less stringent than the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual, Chapter 6, with legend.						
8,9	Y	51	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.						
8,9	Y	52	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of the year that seeding will take place and for the appropriate geographic region of Georgia.						
		*	If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.						

Effective January 1, 2024



Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	1410	square miles
LC06IMP	Percentage of impervious area determined from NLCD 2006 impervious dataset	6.43	percent
PCTREG1	Percentage of drainage area located in Region 1 - Piedmont / Ridge and Valley	89.72	percent
PCTREG2	Percentage of drainage area located in Region 2 - Blue Ridge	10.28	percent

GEORGIA UNIFORM CODING SYSTEM

FOR SOIL EROSION AND SEDIMENT CONTROL PRACTICES

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION			A travelway constructed as part of a construction plan including access roads, subdivision roads, parking areas and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL			A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWNDRAIN STRUCTURE			A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWNDRAIN STRUCTURE			A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ga	GABION			Rock filter baskets which are hand-placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE			Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A structure to convert concentrated flow of water into less erosive sheet flow. This should be constructed only on undisturbed soils.
Rd	ROCK FILTER DAM			A permanent or temporary stone filter dam installed across small streams or drainageways.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETRO FITTING			A device or structure placed in front of a permanent stormwater detention pond outlet structure to serve as a temporary sediment filter.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain inlet. The excavated area will be filled and stabilized on completion of construction activities.
Sd3	TEMPORARY SEDIMENT BASIN			A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER			A buoyant device that releases/draines water from the surface of sediment ponds, traps, or basins at a controlled rate of flow.
Spb	SEEP BERM			Linear control device constructed as a diversion perpendicular to the direction of runoff to enhance dissipation and infiltration, while creating multiple sedimentation chambers with the employment of intermediate dikes.

STRUCTURAL PRACTICES

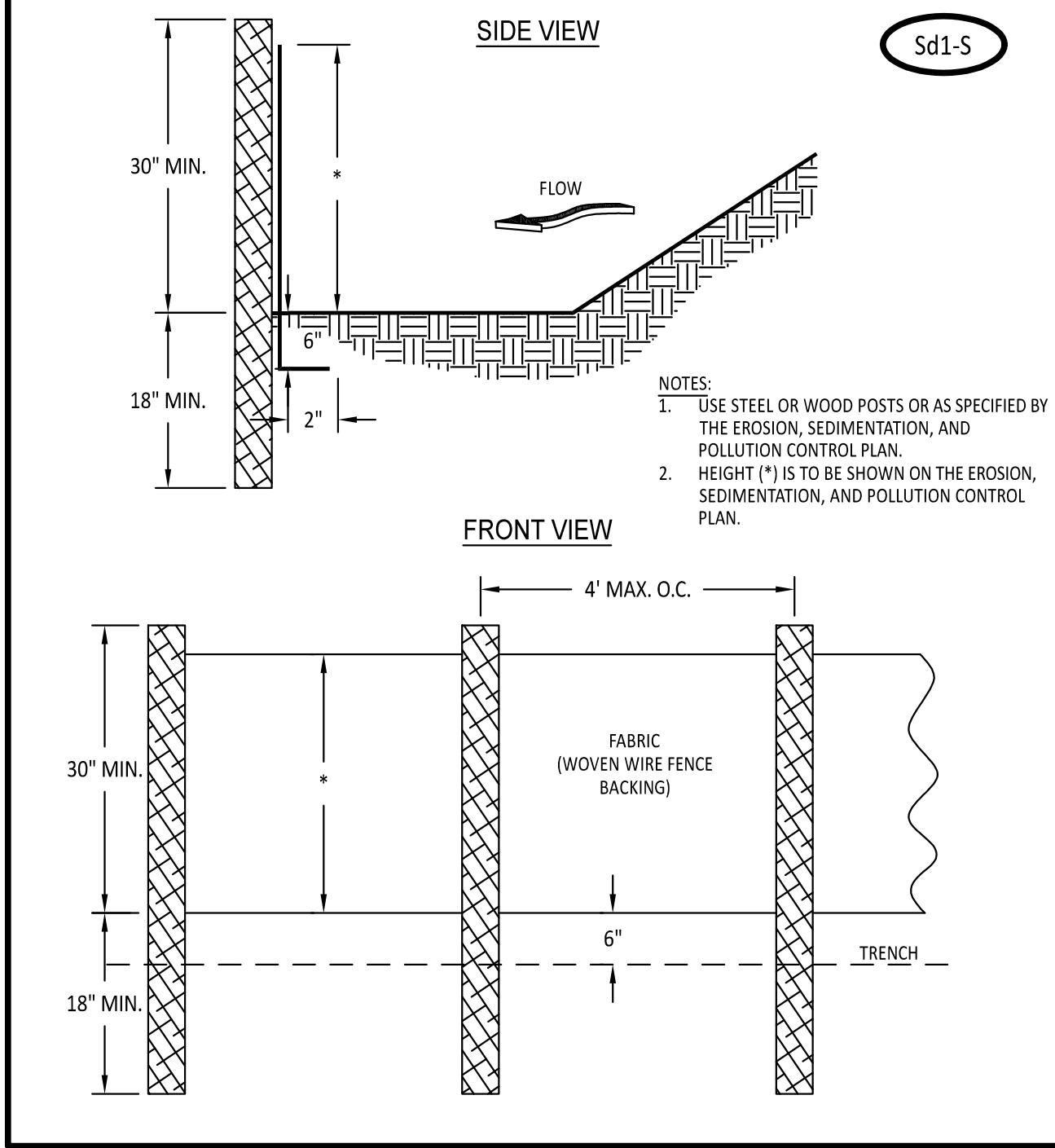
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sr	TEMPORARY STREAM CROSSING			A temporary bridge or culvert-type structure protecting a stream or watercourse from damage by crossing construction equipment.
St	STORMDRAIN OUTLET PROTECTION			A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING			A rough soil surface with horizontal depressions on a contour or slopes left in a roughened condition after grading.
Tc	TURBIDITY CURTAIN			A floating or staked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).
Tp	TOPSOILING			The practice of stripping off the more fertile soil, storing it, then spreading it over the disturbed area after completion of construction activities.
Tr	TREE PROTECTION			To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORMWATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

GasWCC (Amended - 2013)

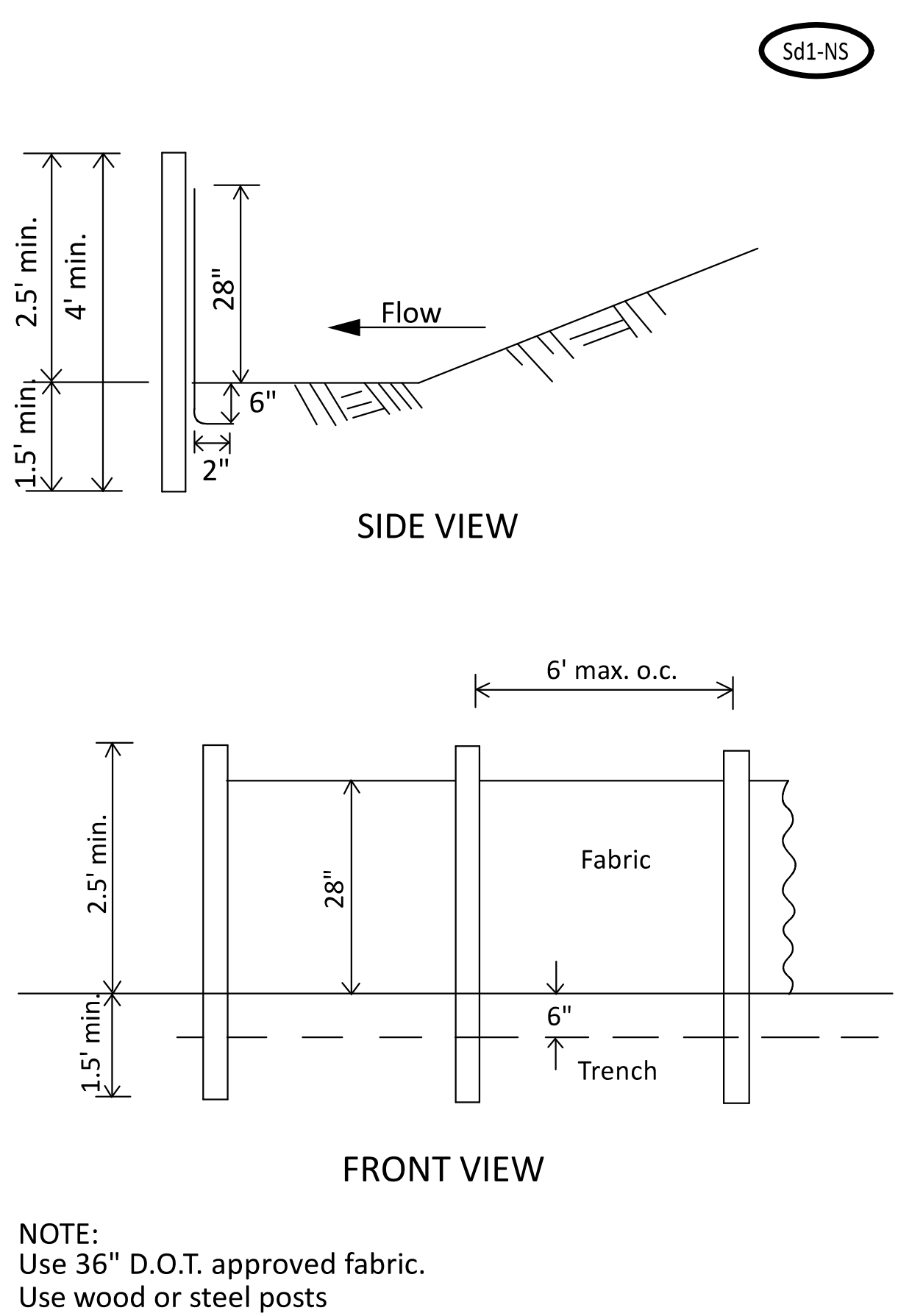
VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE			Strip of undisturbed original vegetation, enhanced or restored existing vegetation or the reestablishment of vegetation surrounding an area of disturbance or bordering streams.
Cs	COASTAL DUNE STABILIZATION (WITH VEGETATION)			Planting vegetation on dunes that are denuded, artificially constructed, or re-nourished.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)			A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Fl-Co	FLOCCULANTS AND COAGULANTS			Substance formulated to assist in the solids/liquid separation of suspended particles in solution.
Sb	STREAMBANK STABILIZATION (USING PERM VEGETATION)			The use of readily available native plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Ss	SLOPE STABILIZATION			A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes, shore lines, or channels.
Tac	TACKIFIERS AND BINDERS			Substance used to anchor straw or hay mulch by causing the organic material to bind together.

SILT FENCE - TYPE SENSITIVE



SILT FENCE - TYPE A/TYPE NS



CRITICAL AREA VEGETATIVE PLAN GENERAL

This vegetative plan will be carried out on road cut and fill slopes, shoulders and other critical areas created by construction. Seeding will be done as soon as construction in an area is completed. Plantings will be made to control erosion, to reduce damages from sediment and runoff to downstream areas and to improve the safety and beauty of the development area.

SOIL CONDITIONS

Due to grading and construction, the areas to be treated are mainly subsoil and substrata. Fertility is low and the physical characteristics of the exposed material area unfavorable to all but the most hardy plants.

TREATMENT SPECIFICATIONS

Hydraulic Seeding Equipment:

When hydraulic seeding and fertilizing equipment is used, no grading and shaping or seedbed preparation will be required. The fertilizer, seed and wood cellulose fiber mulch will be mixed with water and applied in a slurry. All slurry ingredients must be combined to form a homogeneous mixture, and spread uniformly over the area within one hour after mixture is made. Straw or hay mulch and asphalt emulsion will be applied with blower-type mulch spreading equipment within 24 hours after seeding. The mulch will be spread uniformly over the area, leaving about 25 percent of the ground surface exposed. The per acre application rates are as follows:

A. Seeding with mulch: (Hydraulic seeding equipment on slopes less than 3:1 and steeper)

Agricultural Limestone #75 4000 lbs./acre
Fertilizer, 5-10-15 1500 lbs./acre
Mulch, (straw or hay) OR 5000 lbs./acre
Wood Cellulose Fiber Mulch 1000 lbs./acre

Seed Species	Application Rate/Acre	Planting Dates
Sericea lespedeza, scarified	60 lbs.	3/1 - 6/15
Weeping lovegrass OR Common Bermuda, hulled	4 lbs.	
Fescue	40 lbs.	9/1 - 10/31
Sericea lespedeza, unscarified	60 lbs.	
Fescue	40 lbs.	11/1 - 2/28
Sericea lespedeza, unscarified	75 lbs.	
Rye	50 lbs.	
Hay mulch for temporary cover	5000 lbs.	6/15 - 8/31
Millet, Pearl (Temporary Only)	50 lbs.	

B. Topdressing: Apply when plants are 2 to 4 inches tall

Fertilizer (Ammonium Nitrate 33.5%) 3000 lbs./acre

C. Second-Year Fertilizer: (0-20-20 or equivalent) 500 lbs./acre

TREATMENT SPECIFICATIONS

Conventional Seeding Equipment:

Grade, shape and smooth where needed to provide for safe equipment operation at seeding time and for maintenance purposes. The lime and fertilizer in dry form will be spread uniformly over the area immediately before seedbed preparation. A seedbed will be prepared by scarifying to a depth of 1 to 4 inches as determined on site. The seedbed must be well pulverized, smoothed and firmed. Seeding will be done with cutpacker-seeder, drill, rotary seeder or other mechanical or hand seeder. Seed will be distributed uniformly over a freshly prepared seedbed and covered lightly. Within 24 hours after seeding, straw or hay mulch will be spread uniformly over the area, leaving about 25 percent of the ground surface exposed. Mulch will be spread with blower-type mulch equipment or by hand and anchored immediately after it is spread. A disk harrow with the disk set straight or a special packer disk may be used to press the mulch into the soil. The per acre application rates are as follows:

A. Seeding with mulch: (conventional seeding equipment on slopes less than 3:1)

Agricultural Limestone 4000 lbs./acre
Fertilizer, 5-10-15 1500 lbs./acre
Mulch, straw or hay 5000 lbs./acre

Seed Species	Application Rate/Acre	Planting Dates
Hulled common bermuda grass	10 lbs.	3/1 - 6/15
Fescue	50 lbs.	9/1 - 10/31
Fescue	50 lbs.	11/1 - 2/28
Rye Grass	50 lbs.	
Hay mulch for temporary cover	5000 lbs.	6/15 - 8/31
Millet, Pearl (Temporary Only)	50 lbs.	

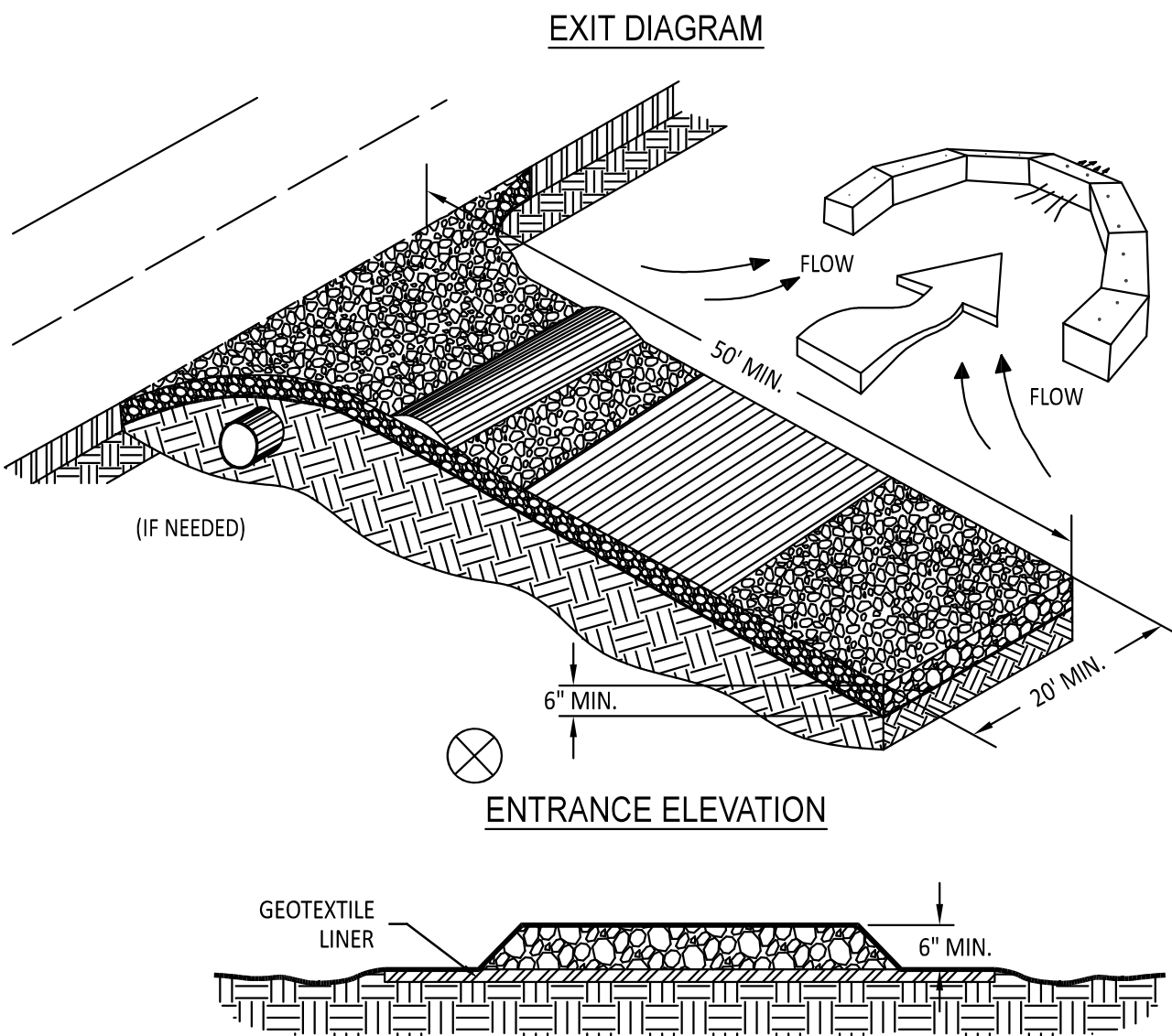
B. Topdressing: Apply when plants are 2 to 4 inches tall

Fertilizer (Ammonium Nitrate 33.5%) 3000 lbs./acre

C. Second-Year Fertilizer: (5-10-15 or equivalent) 800 lbs./acre

Ds1 NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING SEASON MAY BE ACCOMPLISHED WITH: STRAW OR HAY 2.5 TONS/ACRE WOOD WASTE, BARK, SAWDUST 2-3" DEEP (APPROX. 6-9 TONS/ACRE)

CRUSHED STONE CONSTRUCTION EXIT

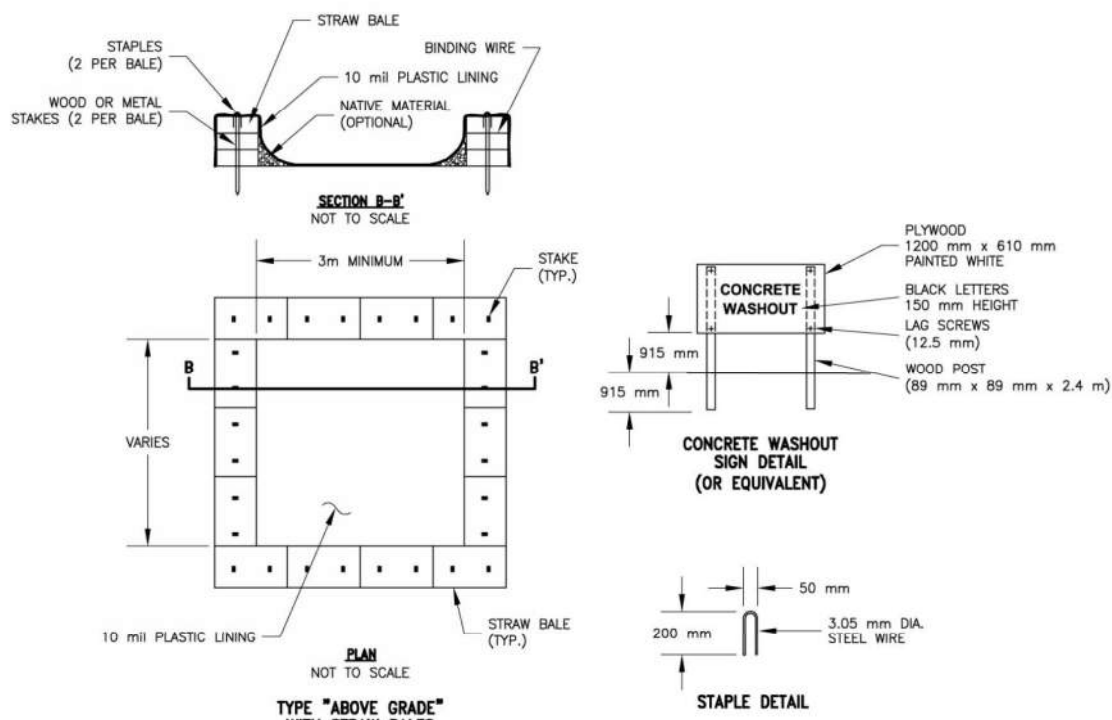


NOTES:

- AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
- REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
- AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
- GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
- PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
- A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
- INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
- WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
- MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Concrete Waste Management

WM-8



- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

DRAWING/FIG. 4-15/2012 SEC. 8-14-02

Dust Control on Disturbed Areas

Du



DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE

- To prevent surface and air movement of dust from exposed soil surfaces.
- To reduce the presence of airborne substances which may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification Tac - Tackifiers. Resins such as Curosol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See specification Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification Tac - Tackifiers.

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. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification Ds3 - Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

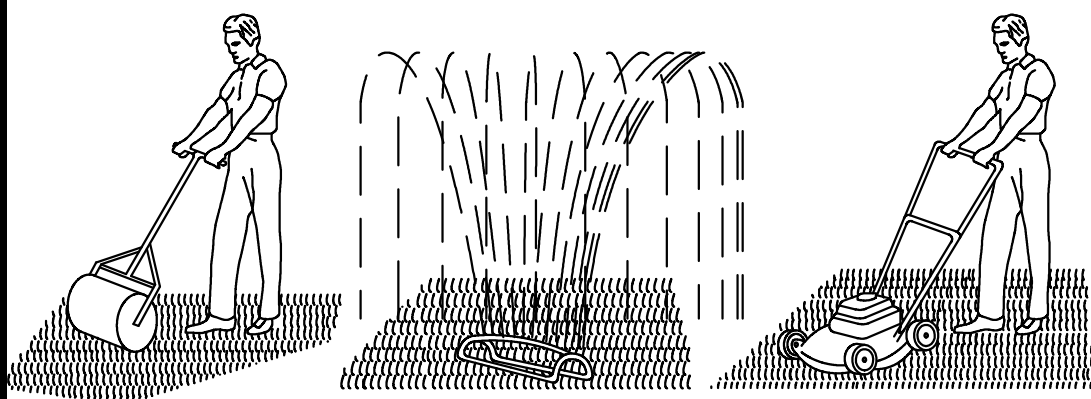
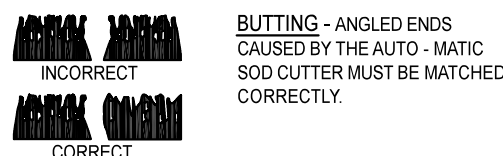
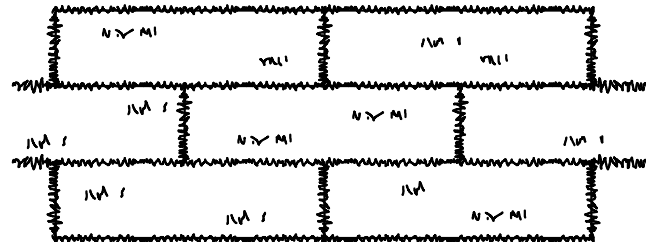
Topsoiling. This entails covering the surface with less erosive soil material. See specification Tp - Topsoiling.

Stone. Cover surface with crushed stone or coarse gravel. See specification Cr-Construction Road Stabilization.

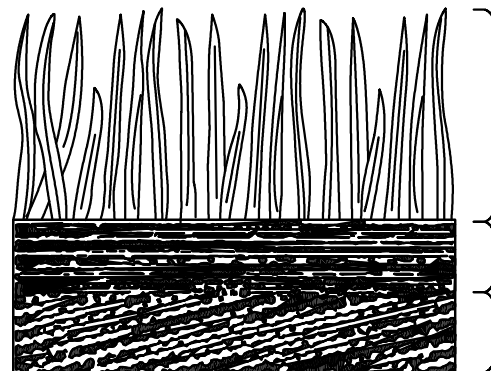
GSWCC (Amended - 2013)

6-107

Ds4 - SODDING



APPEARANCE OF GOOD SOD



SHOOTS - OR GRASS BLADES - GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2-3" CUTTING HEIGHT.

THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.

ROOT ZONE - SOIL AND ROOTS SHOULD BE 1/2" - 3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING - ANGLED ENDS CAUSED BY THE AUTO - MATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

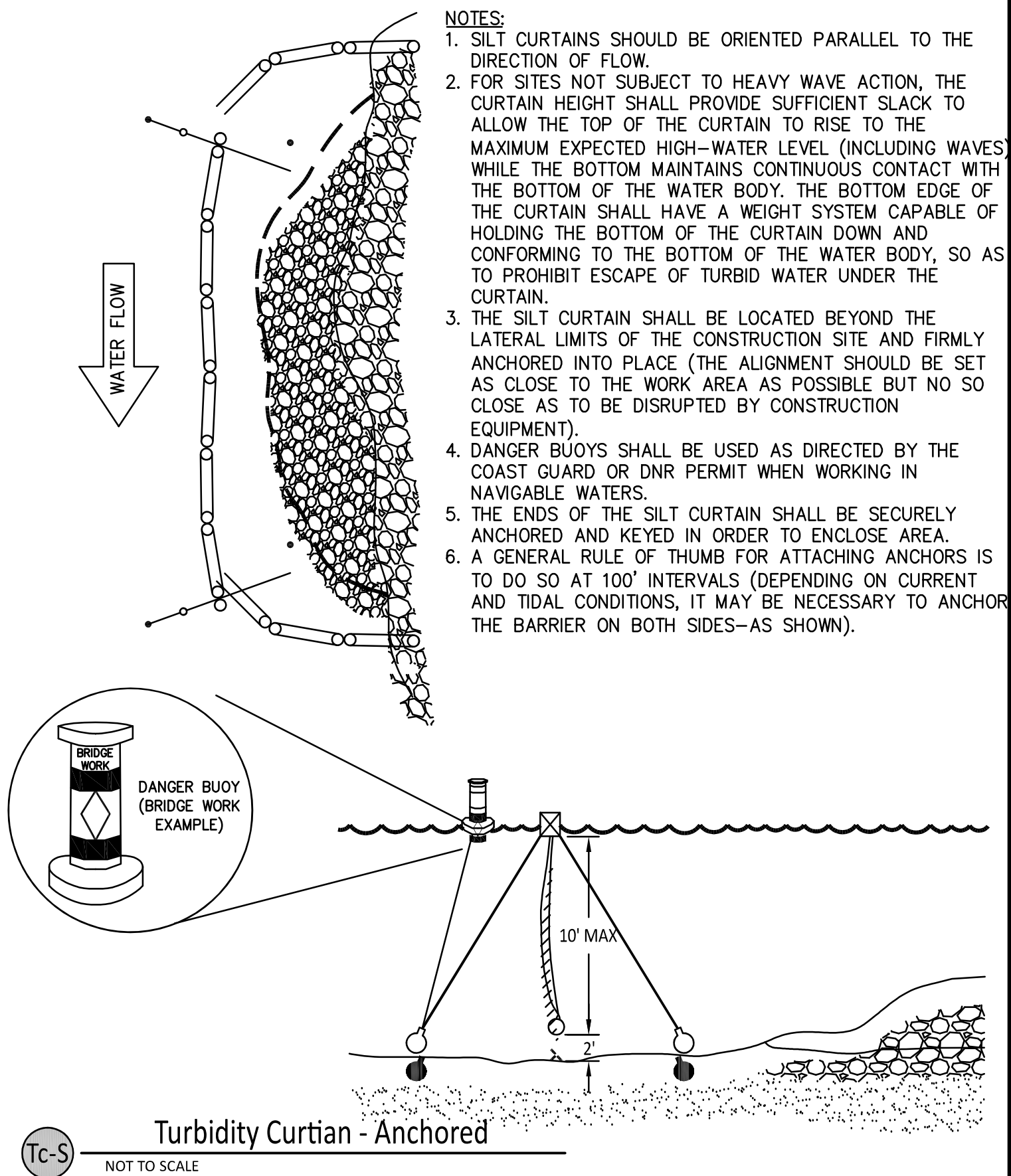
Ds2

Application of Temporary Grassing					
Species	Application	Broadcast Rates (lbs)		Planting Dates	Remarks
		Per Acre	Per 1000 SF		
Barley	Along	144	3.30	8/1 - 11/30	14,000 seed per pound. Winterhardy.
	In Mixture	24	0.60		
Lespedeza, Annual	Along	40	0.90	2/1 - 4/30	200,000 seed per pound. May last for several years. Use inoculant EL.
	In Mixture	10	0.20		
Lowgrass, Weeping	Along	4	0.10	3/1 - 6/30	1,500,000 seed per pound. May last for several years. Mix with Sericea Lespedeza.
	In Mixture	2	0.05		
Millet, Browning	Along	40	0.90	4/1 - 6/30	137,000 seed per pound. Quick dense cover. Will proved too much competition in mixtures if seeded at high rates.
	In Mixture	10	0.20		
Millet, Pearl	Along	50	1.10	5/1 - 7/31	88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
	In Mixture	2	0.05		
Oats	Along	128	2.90	9/1 - 11/30	13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley.
	In Mixture	32	0.70		
Rye	Along	168	3.90	7/1 - 11/30	18,000 seed per pound. Quick cover. Drought tolerant and winterhardy.
	In Mixture	28	0.60		
Ryegrass, Annual	Along	40	0.90	1/1 - 4/30 - 8/1 - 12/31	227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
	In Mixture	10	0.20		
Sudangrass	Along	60	1.40	4/1 - 8/31	55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
	In Mixture	144	4.10		
Triticale	Along	24	0.70	9/1 - 12/31	Use on lower part of Southern Coastal Plain and in Atlantic Coastal Flatwoods only.
	In Mixture	180	4.10		
Wheat	Along	180	4.10	9/1 - 12/31	15,000 seed per pound. Winterhardy
	In Mixture	30	0.70		

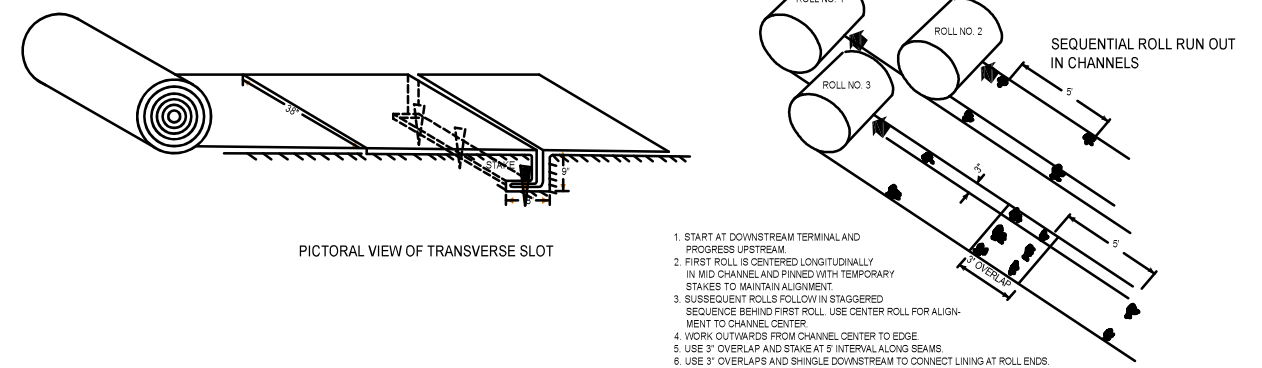
Ds3

Application of Permanent Grassing					
Species	Application	Broadcast Rates (lbs)		Planting Dates	Remarks
		Per Acre	Per 1000 SF		
Bahia, Pensacola	Along or w/ Temp. Cover	60	1.40	1/1 - 12/31	166,000 seed per pound. Low growing. Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza or weeping lowgrass.
	With other Perennials	30	0.70		
Bahia, Wilmington	Along or w/ Temp. Cover	60	1.40	1/1 - 12/31	1,787,000 seed per pound. Quick cover. Love growing and sod forming. Full sun. Good for athletic fields.
	With other Perennials	30	0.70		
Bermuda, Common, Hulled	Along	10	0.20	5/1 - 6/30	Plan with winter annuals. Plant with tall fescue.
	With other Perennials	6	0.10		
Bermuda, Common, Unhulled	Along	10	0.20	1/1 - 2/28 - 10/1 - 12/31	Drought tolerant. Full sun or partial shade. Effective adjacent to concrete and in concentrated flow areas.
	With other Perennials	6	0.10		
Centipede	Block Sod Only	Block Sod Only		1/1 - 5/31 - 11/1 - 12/31	100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Use from North Atlanta North.
	With winter Annuals or cool season grasses	15	0.30		
Crownvetch	Along	50	1.10	9/1 - 10/31	227,000 see per pound. Use alone only on better sites. Not for droughty soils. Not for heavy use areas or fields.
	With other Perennials	30	0.70		
Fescue, Tall	Along	50	1.10	3/1 - 4/30 - 8/1 - 10/31	Rapid and vigorous growth. Excellent in gully erosion control. Will climb. Good livestock forage.
	With other Perennials	30	0.70		
Kudzu	Plants or Crowns	3' - 7' Apart		1/1 - 3/31	150,000 seed per pound. Widely adapted. Low Maintenance. Excellent on roadbanks. Inoculate seed with EL inoculant.
	Unscarified	60	1.40		
Lespedeza, Sericea	Seed-Bearing Hay	3 tons	138	1/1 - 2/28 - 10/1 - 12/31	300,000 seed per pound. Height of growth is 18-24 inches. Advantageous in urban areas. Spreading.
	Unscarified	75	1.70		
Lespedeza	Along	4	0.10	3/1 - 6/30	1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
	With other Perennials	2	0.06		

TURBIDITY CURTAIN SYSTEM ANCHOR SYSTEM AND LAYOUT DETAILS



MATting AND BLANKETS



Erosion and Sediment Control Details for:

Brent Benson

6030 Winterthur Drive

City of Sandy Springs

17th District

Fulton County, Georgia

Land Lot 208



GSWCC Level II #: 54805

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040

Phone: 770-442-0500 www.engineering303.com

Drawn: ZCT
Date: 11/22/2022
Project #: 18-4332

Sheet Title
ED-2
Sheet #
9

C-Pop Systems, LLC - "The One and Only"
940 Harlow Ave. Griffin, GA 30223

Ds1-S

Owner may opt to provide a detailed riparian planting plan in lue of the planting schedule shown hereon. Alternative planting plans are to conform to the native riparian buffer planting guidance (Bf) outlined in the "Manual for Erosion and SEdiment Control in Georgia" 2016 Edition.

RIPARIAN RESTORATION AND PRESERVATION

Streambank vegetation and riparian buffer vegetation will be established to provide stability and habitat. Newly excavated stream banks from normal base flow water level to five horizontal feet beyond bankfull elevation will be re-vegetated with live stakes, bare root seedlings, and a seed mix. In addition, disturbed areas within the proposed riparian buffer will be planted with appropriate shrub species. Intact riparian buffer areas will remain as existing mixed-pine / hardwood forest.

Table 1. Proposed streambank vegetation species.		Table 2. Proposed riparian buffer vegetation species.	
Common Name	Scientific Name	Common Name	Scientific Name
Buttonbush (wet areas)	Cephalanthus occidentalis	Southern Arrowwood	Viburnum dentatum
Virginia Sweetspire	Itea virginica	Possumhaw	Ilex Decidia
Sweetshrub	Calycanthus floridus	Sweetshrub	Calycanthus floridus
Silky Dogwood	Cornus amomum	American Elderberry	Hamelis virginiana
		Common Ninebark	Physocarpus opulifolius
Yellowroot	Xanthorhiza simplicissima		
Spotted jewelweed	Impatiens capensis	Deertongue	Panicum Clandestinum
Soft rush	Juncus effusus	Switchgrass	Panicum virgatum
Straight sedge	Carex stricta	River Oats	Uniola latifolis
Mountain fringed sedge	Carex gynandra		

Prior to planting, the site will be inspected for proper elevation and suitability of soils. Availability of good quality plant species will be determined. Planting will commence in the winter season concurrent with or after project construction has taken place. Exact spacing and species composition will be determined at time of planting. No single species will constitute more than 35% of the total planted individuals. The site will be inspected at completion of planting to insure proper planting methods, spacing, and species composition.

Live staking instructions

Plant two rows at about a 6' spacing (the second row should be staggered from the first). Plant both sides of the Riffles and the outside bend of the Pools. Tighten the spacing to about 3' to 4' on the outside bends. Do not plant the point bars (inside bends), this will cause debris jams on the point bars in high flows. This planting equated to about 1 per lineal foot of stream.

6030 Winterthur Drive: Planting for 268 feet of stream restoration and all riparian disturbed areas.

Streambank Planting:		
Base flow channel	Soft rush	1000 plugs
Streambank Live staking:	Buttonbush	70 live stakes
	Silky Dogwood	70 live stakes
	Sweetshrub	70 live stakes
	Sweetspire	70 live stakes
Riparian Buffer Planting		
Bankfull Bench	Sweetspire	10 - 1 gal. pots
Terrace/Buffer	Sweetshrub	10 - 1 gal. pots
Terrace/Buffer	Ninebark	10 - 1 gal. pots
Transplants of existing Hazel Alder (as available)		
Bankfull Bench	_____	___ transplants

Transplants

If the existing site contains suitable transplants, the contractor shall protect these trees during construction, so they may be transplanted to the proposed pools. Transplants if available, to be placed on the bankfull bench to shade the pools. Two transplants per pool. Transplants to be moved while the shrubs are dormant and the high is below 45 degrees Fahrenheit. Transplants to be thinned and not topped.

Riparian Seed Mix		
COMMON NAME	SCIENTIFIC NAME	PERCENTAGE
Joe Pye Weed	Eupatorium fistulosum	10
Soft Rush	Juncus effusus	20
Deertongue	Panicum clandestinum	20
Switchgrass	Panicum virgatum	30
River Oats	Uniola latifolis	10
Ironweed	Vernonia noveboracensis	10

STREAMBANK AND BUFFER PLANTING

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QUALITY OF CONTAINERIZED PLANTS AND PLANTING PROCEDURES:

1. PLANT MATERIALS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. , AS PUBLISHED IN "AMERICAN STANDARD FOR NURSERY STOCK", ANZI Z60.1 LATEST EDITION.
2. PLANT MATERIALS SHALL BE DERIVED FROM A REASONABLY LOCAL SEED SOURCE AND SHOULD BE LIFTED AS CLOSE TO THE PLANTING TIME AS POSSIBLE.
3. PLANTS SHOULD BE TRANSPORTED IN A COVERED TRAILER TO PROTECT FROM DRYING WINDS. PLANT MATERIAL SHOULD BE WATERED THOROUGHLY BEFORE MOVING TO PROJECT SITE.
4. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, WELL-BRANCHED, FREE OF DISEASE AND INSECT EGG/LARVAE SHALL HAVE ADEQUATE ROOT SYSTEMS, AND SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER.
5. PLANTS WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUT LIMBS WHICH HAVE NOT COMPLETELY CALLUSED SHALL BE REJECTED.
6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH PROPER NAME. ALL PLANTS MUST HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT SITE OR HAVE BEEN ACCLIMATED TO SUCH CONDITION.
7. PLANTS SHALL NOT BE STORED BEYOND TIME LIMITS SPECIFIED BY THE SUPPLIER. PLANTS SHALL BE STORED PER SUPPLIER'S SPECIFICATIONS AND IN SUCH A MANNER AS TO PROTECT THEIR INTEGRITY AND VIABILITY. PLANTS LOST DUE TO INADEQUATE STORAGE PRACTICES SHALL BE REPLACED WITH FRESH STOCK AT THE EXPENSE OF THE CONTRACTOR.
8. CARE SHOULD BE TAKEN NOT TO SCAR STEMS OR ROOTS. ROOT BALL SHALL BE LOOSENEED PRIOR TO PLANTING. ROOT BOUND STOCK SHALL BE ROOT PRUNED TO INDUSTRY STANDARDS. NO ROOTS SHALL BE EXPOSED TO AIR AFTER PLANTING.
9. FERTILIZER MAY BE USED AT THE TIME OF PLANTING AND SHALL BE PLACED IN THE BOTTOM OF THE HOLE AND COVERED WITH ONE-INCH OF SOIL PRIOR TO PLANT INSTALLATION..
10. CONTAINERIZED STOCK SHALL BE IN NO LESS THAN TWO GALLON CONTAINERS. STOCK SHALL BE PLANTED IN A SPACING OF TWO ROWS PARALLEL TO THE CHANNEL AND WITHIN THE 25-FOOT BUFFER. EACH INDIVIDUAL ROW SHALL HAVE 25-FOOT SPACING WITHIN THE ROW. THE SECOND ROW, ALSO ON 25-FOOT SPACING, SHALL BE STAGGERED RELATIVE TO THE FIRST ROW.
11. CONTRACTOR SHALL INSTALL 4-FOOT MESH TREE SHELTERS AROUND EACH PLANTING. THE SHELTER SHALL BE SUPPORTED BY TWO TREATED 1.5-INCH SQUARE STAKE OR TWO 0.75-INCH BAMBOO STAKES (AS MEASURED AT SMALL END) FOR AT LEAST TWO-THIRDS OF ITS LENGTH. THE STAKES SHOULD PENETRATE THE GROUND TO A DEPTH OF AT LEAST 12 INCHES AND EXTEND ABOVE THE TOP TIE AND REMAIN BELOW THE UPPER RIM OF THE SHELTER.
12. TREE SHELTERS MUST BE INSTALLED AT LEAST 1 INCH BELOW THE GROUND SURFACE AND TIED SECURELY USING ZIP-TIES.
13. IF AVAILABLE, MULCH SHALL BE PLACED IN A CIRCLE AROUND EACH INSTALLED TREE EXTENDING APPROXIMATELY 2'-3' FROM THE BASE OF THE PLANT. MULCH MAY BE OBTAINED BY CHIPPING TREES AND SHRUBS REMOVED FROM THE CONSTRUCTION AREA, OR ELSEWHERE ONSITE. THICKNESS OF MULCH SHALL NOT EXCEED 3 INCHES.
14. PLANTS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING, IF NEEDED. WATER REQUIRED FOR PLANTED VEGETATION MAY BE PUMPED FROM THE ADJACENT STREAM OR TRUCKED IN FROM OFFSITE.
15. TREE STOCK SHALL NOT BE PLANTED OVER BURIED UTILITIES OR BENEATH AERIAL UTILITIES

STREAMBANK AND BUFFER PLANTING

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GRASS SEED: QUALITY AND SEEDING PROCEDURES:

1. ALL SEED SHOULD BE CLEARLY TAGGED OR LABELED SHOWING TYPE OF SEED, TEST DATE, NAME OF SUPPLIER AND PERCENTAGE OF THE FOLLOWING PURE SEED, INERT MATTER, WEED SEED, NOXIOUS WEED, AND TOTAL GERMINATION CONTENT.
2. MEASUREMENT: THE AREA TO BE SEEDED SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO BEGINNING WORK IN ORDER TO DETERMINE THE TOTAL NUMBER OF SQUARE FEET TO BE SEEDED.
3. SEED BED PREPARATION: PLANTING AREAS SHALL BE DRESSED TO FINISHED GRADES, FILLING AS NEEDED OR REMOVING SURPLUS DIRT TO PROVIDE A SMOOTH, UNIFORM SURFACE. ALL FINISHED GRADES SHALL MEET APPROVAL OF THE PROJECT ENGINEER BEFORE SEED MIXTURES ARE APPLIED. LOOSEN SOIL TO A DEPTH OF THREE INCHES AND REMOVE ANY RIDGES AND DEPRESSIONS. REMOVE STONES OR FOREIGN MATTER OVER THREE INCHES IN DIAMETER FROM THE TOP THREE INCHES OF SOIL. SEED BEDS SHOULD BE PERMITTED TO SETTLE OR SHOULD BE FIRMED BY ROLLING BEFORE SEED IS BROADCAST.
4. CONVENTIONAL BROADCAST SEEDING SHALL BE CONDUCTED ON STREAM BANKS. SEEDING SHALL BE CONDUCTED BEFORE EROSION CONTROL FABRIC IS INSTALLED, AND SHOULD BE BROADCAST IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
5. ALL DISTURBED AREAS SHALL BE SEEDED WITH BOTH TEMPORARY GRASS AND A RIPARIAN SPECIES MIX. TEMPORARY SEED SHALL CONSIST OF THE FOLLOWING DEPENDING ON THE TIME OF YEAR:

SCIENTIFIC NAME	COMMON NAME	RATE	AMOUNT REQUIRED	DATES
LOLIUM RIGID	ANNUAL RYE	80 LBS/ ACRE	30 LBS	SEPTEMBER - MARCH
BROWNTOP MILLET (WARM SEASON)	BROWNTOP MILLET	40 LBS/ ACRE	15 LBS	APRIL - AUGUST

6. RIPARIAN SEED MIXTURE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 15 LBS/ ACRE. SPECIES COMPRISING THE RIPARIAN MIX SHALL INCLUDE THE FOLLOWING:

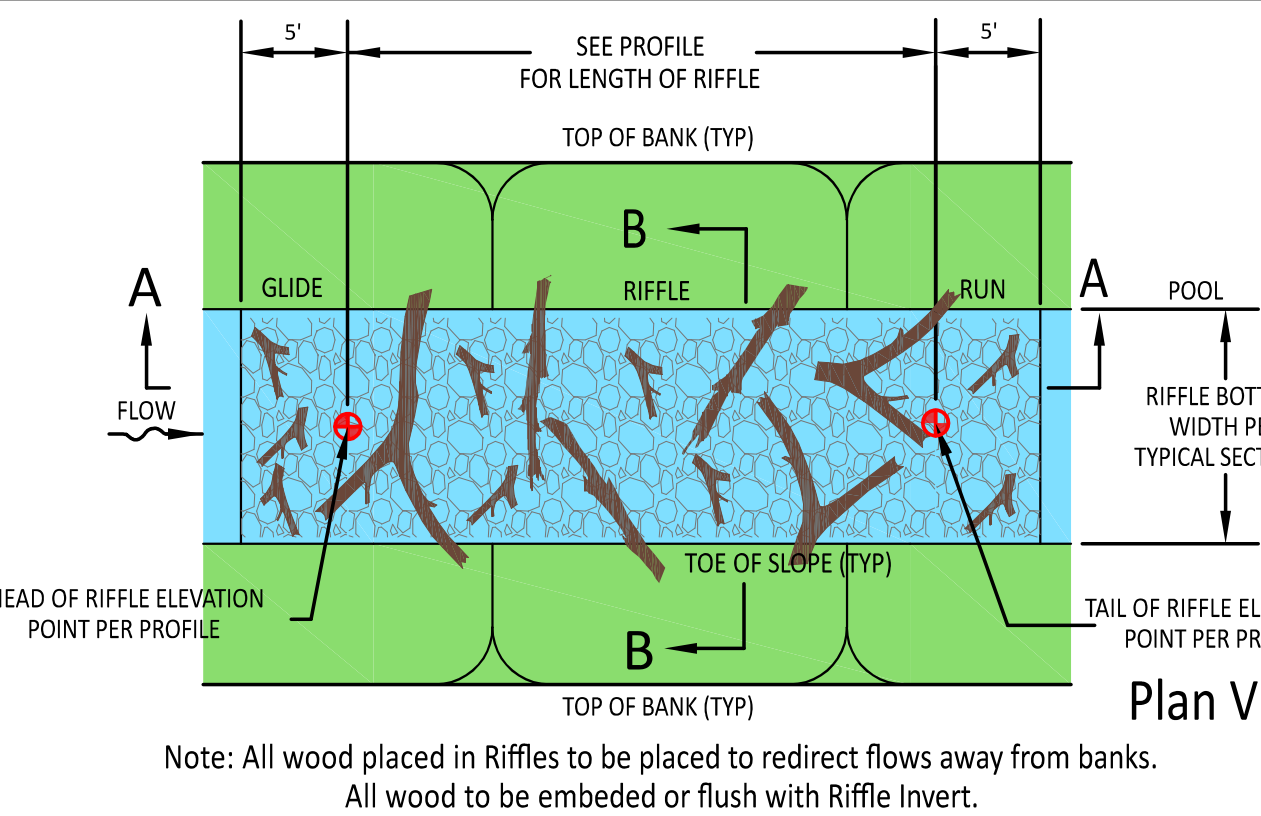
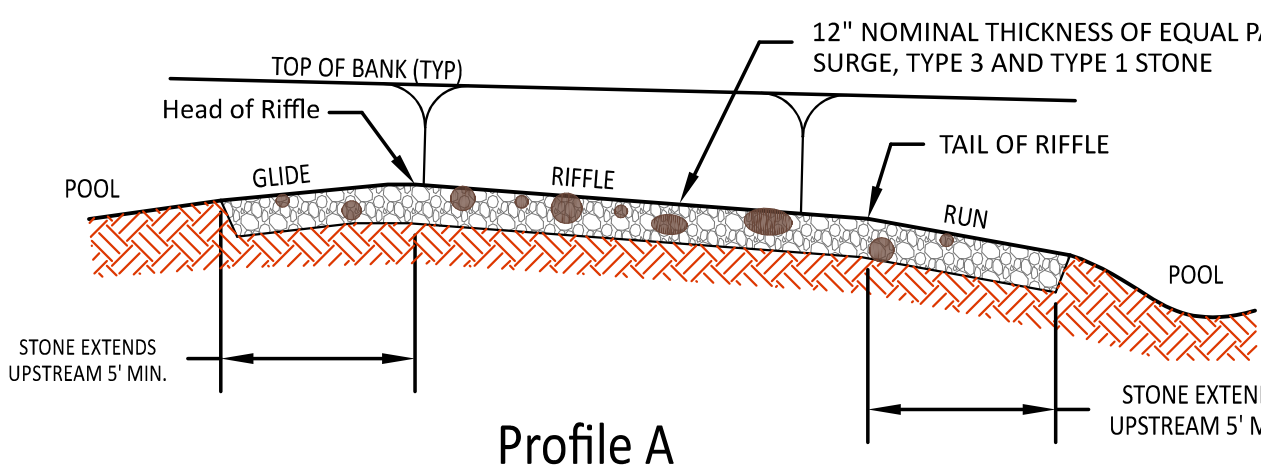
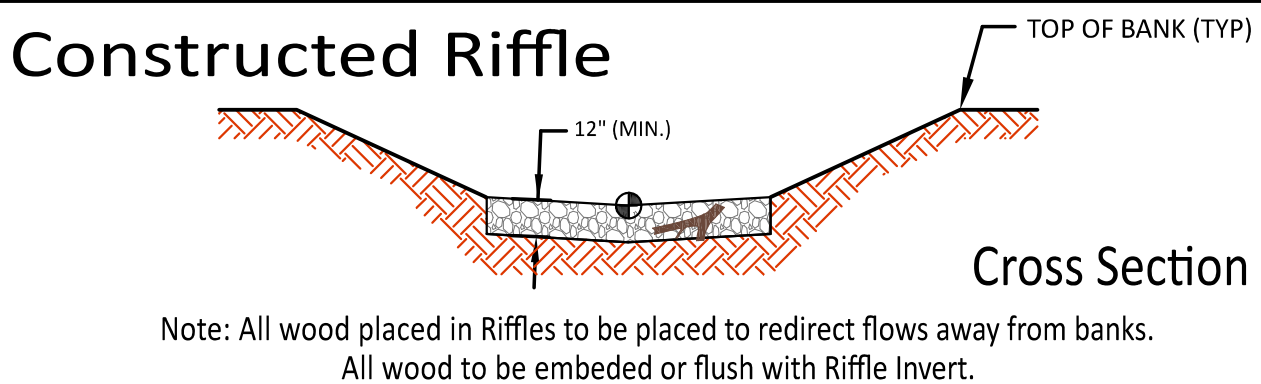
SCIENTIFIC NAME	COMMON NAME	PERCENTAGE
EUPATORIUM FISTULOSUM	JOE PYE WEED	10
JUNCUS EFFUSUS	SOFT RUSH	20
PANICUM CLANDESTINUM	DEERTONGUE	20
PANICUM VIRGATUM	SWITCHGRASS	30
UNIOLA LATIFOLIS	RIVER OATS	10
VERNONIA NOVEBORACENSIS	IRONWEED	10

7. THE PROJECT ENGINEER MUST CONFIRM THE SEED MIXTURE BEFORE THE MIXTURE IS PURCHASED BY THE CONTRACTOR.
8. RIPARIAN SEED MIXTURE SHALL NOT BE APPLIED TO INUNDATED PLANTING AREAS. IN THE CASE OF INUNDATION, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR A REVISED PLANTING PLAN.
9. ONCE SEED MIXTURES ARE APPLIED TO AREAS INDICATED IN THE DRAWING, SEED SHALL BE GENTLY TAMPED OR ROLLED WITH A WATER BALLAST ROLLER INTO THE GROUND TO PROVIDE FOR GOOD CONTACT WITH THE SOIL. CONTRACTOR SHALL NOT ADD FERTILIZER OR LIME TO SEEDED AREAS.
10. UPON COMPLETION OF SEED APPLICATION, THE CONTRACTOR SHALL INSTALL BIOD-MAT 70 COIR EROSION CONTROL FABRIC PER RECOMMENDED SPECIFICATIONS IF APPLICABLE.

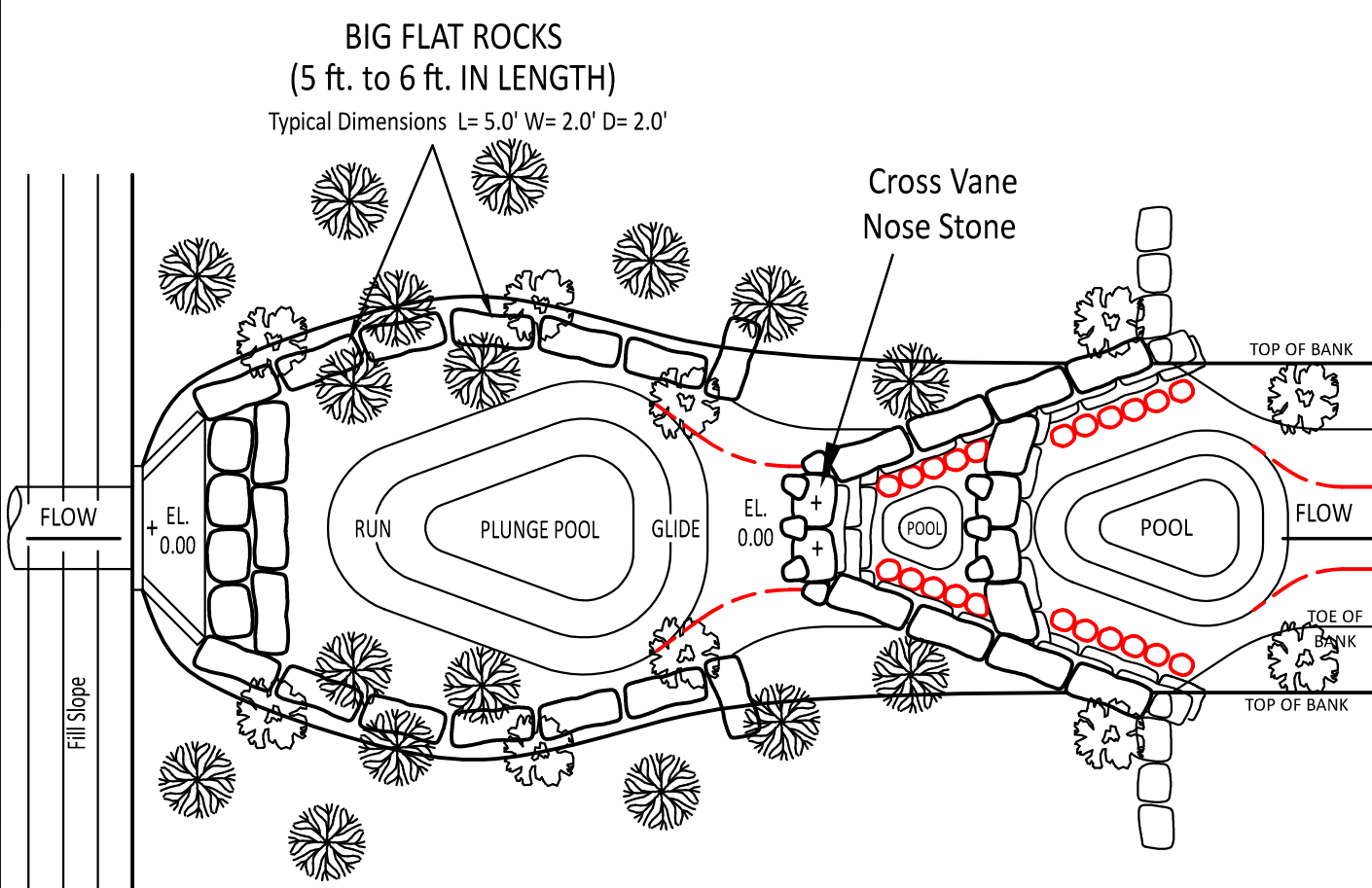
STREAMBANK AND BUFFER PLANTING

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Constructed Riffle



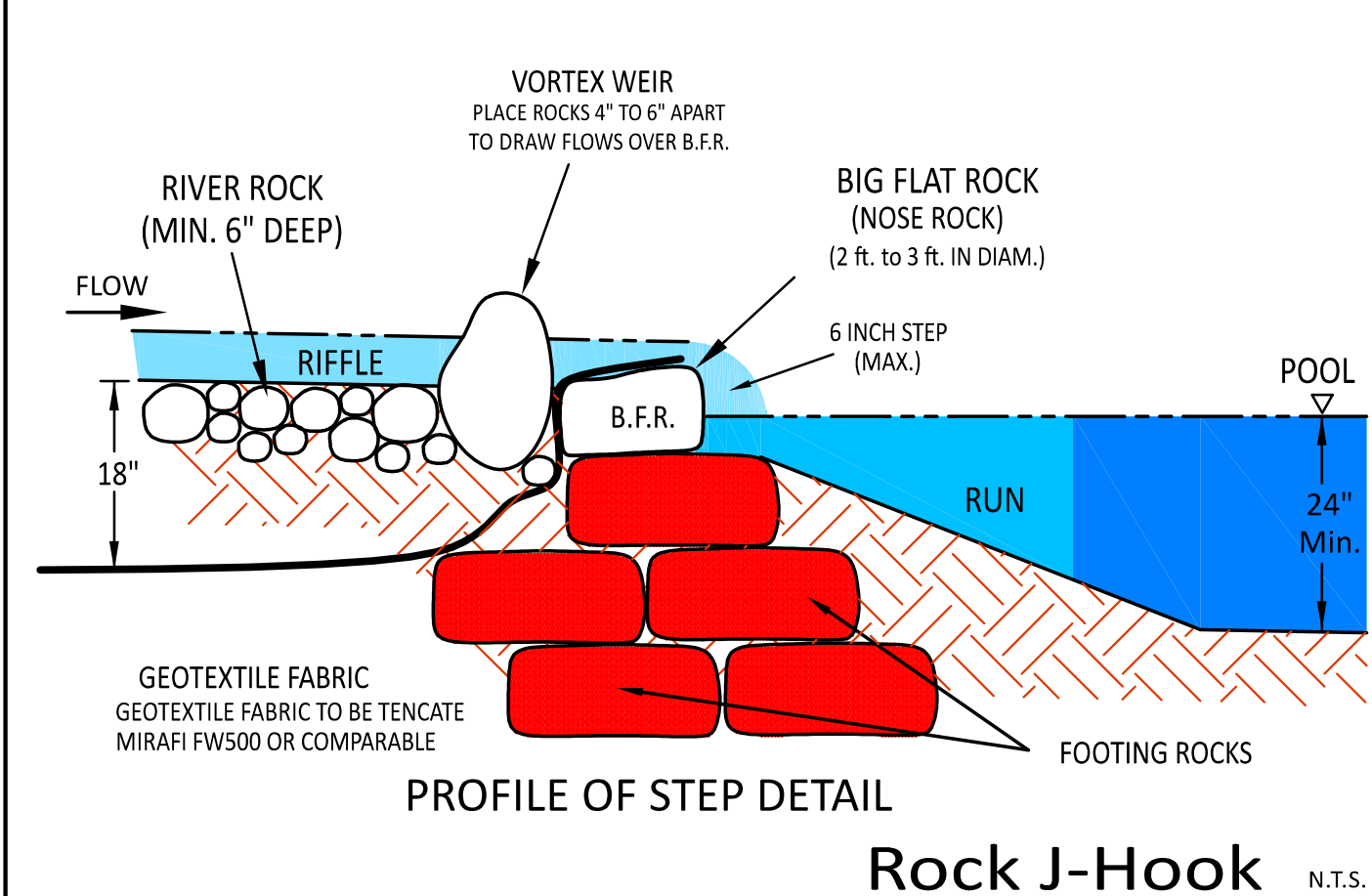
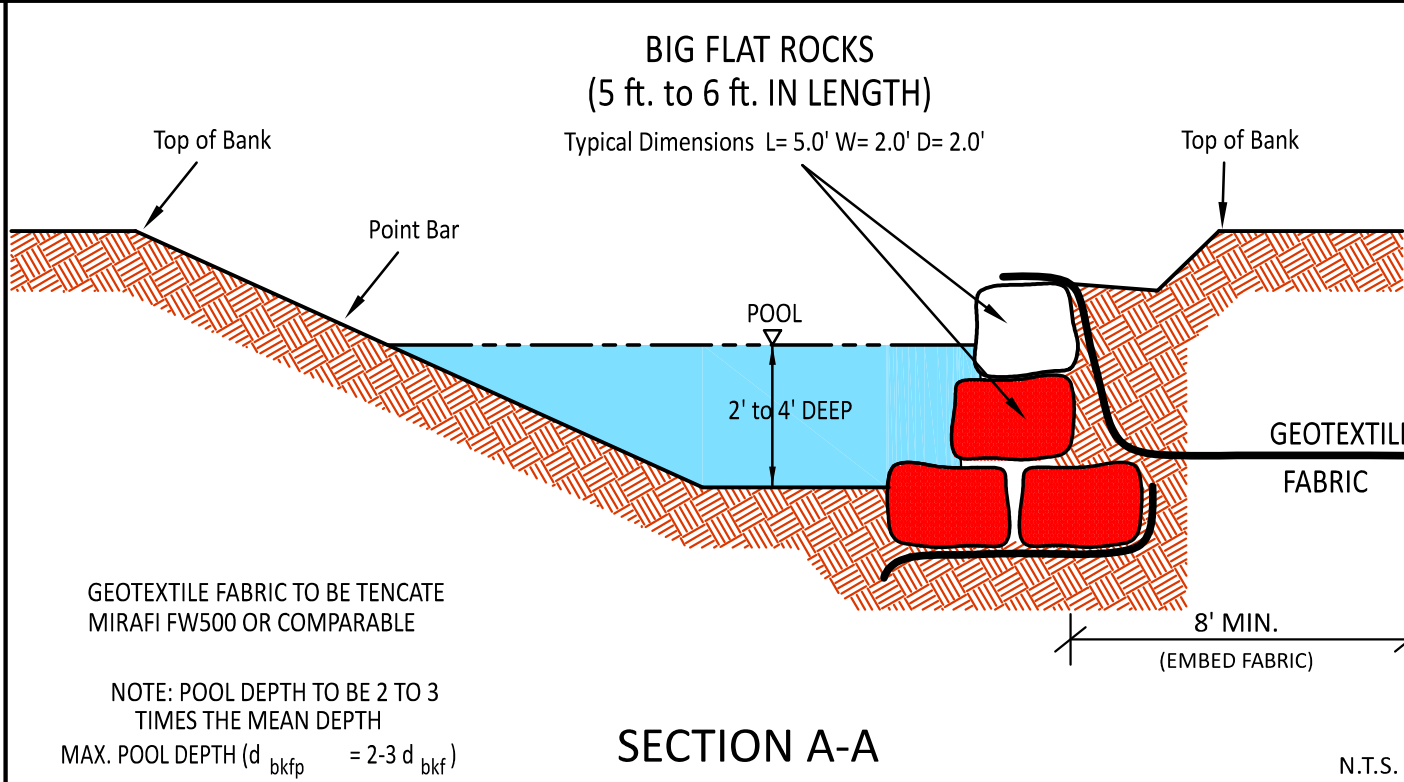
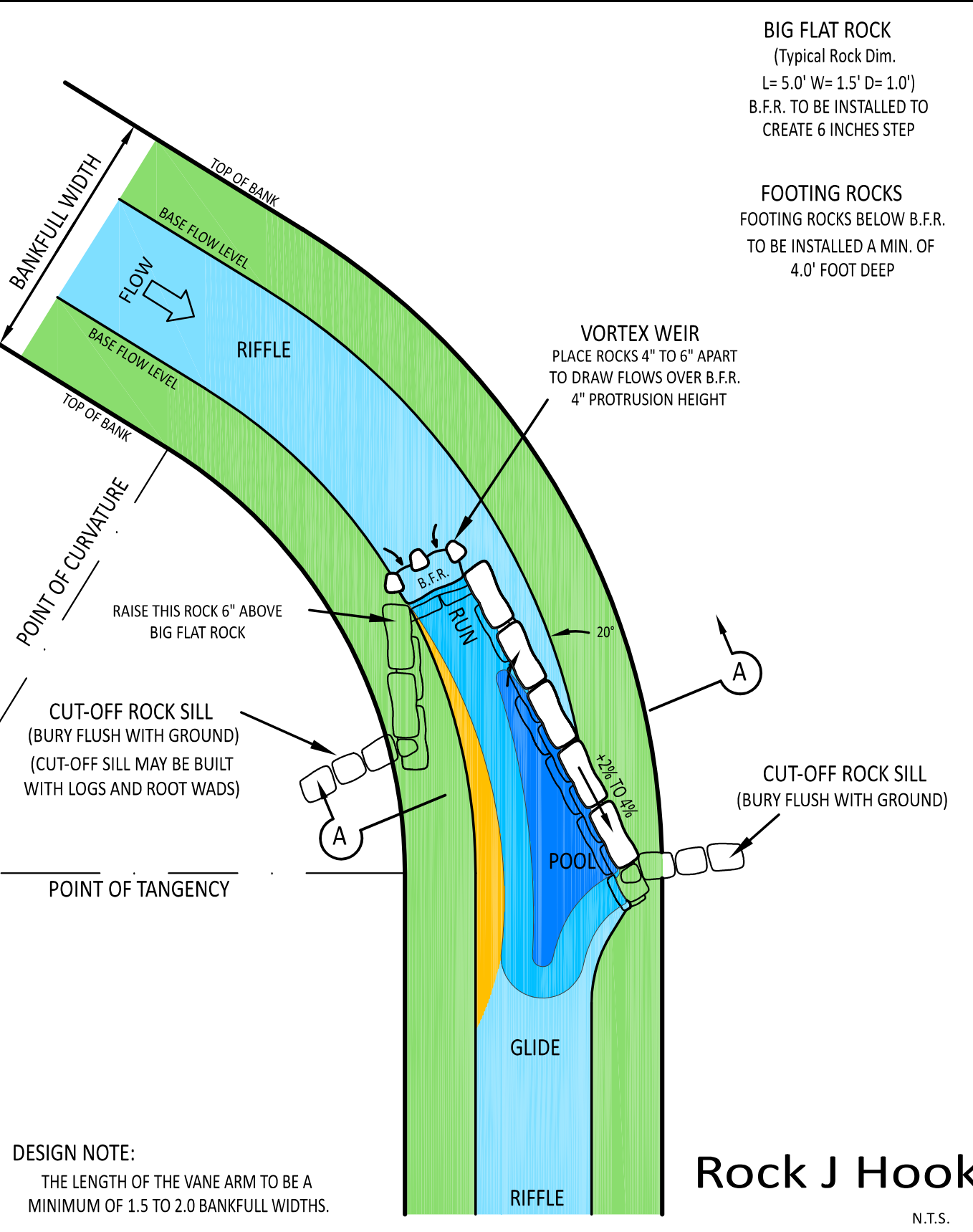
PLUNGE POOL PLAN VIEW



PLUNGE POOL DESIGN NOTES.

Big Flat Rocks to be installed to half bankfull (or 1.5 feet) to protect the toe of slope. A minimum of one layer of footing rocks will be required. Sandy soils will require 2 or more layers of footings. Perimeter of plunge pool to be planted with Willow and Juncus to provide shade and root mass to the streambanks. Invert Elevation of Downstream Cross Vane Nose Stone to be set to match the invert out of the storm drain culvert. Width of Plunge pool to be a min. of 1.25 times bankfull width or (Width of pool to be min. 3 to 5 time the pipe diameter and the length of the pool should be 6 to 8 times the pipe diameter) See the design profiles for length and depth of all plunge pools.

Plunge Pool Detail



ABBREVIATION LEGEND	
BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
DI	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GU	= guy wire
GP	= guy pole
HW	= head wall
IPF	= iron pin found
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TB	= thrust blocking
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND	
	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= guy wire
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall
	= buffer
	= bldg setback
	= fence
	= overhead electric
	= underground electric
	= water line
	= sanitary line
	= gas line
	= computed point

Project Duration ESC Notes:

- Burial of construction debris is shall not take place onsite.
- A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.
- Any disturbed area left exposed for a period of greater than 14 days shall be stabilized with mulch or temporary seeding.
- Contractor shall inspect control measures at the end of each working day to ensure measures are functioning properly.
- 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 as directed by the onsite inspector or design professional.
- Failure to install, operate, or maintain all erosion control measures will result in all construction being stopped on the job until such measures are corrected back to the approved erosion control plans.
- The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.
- Waste materials shall not be discharged into waters of the state, except as authorized by a Section 404 Permit.
- Non exempt activities shall not be conducted within the 25 foot and 50 foot undisturbed stream buffers as measured from the point of wrested vegetation without first acquiring the necessary variances and permits.
- Any amendments and revisions to the erosion, sediment and pollution control plan which have significant effect on bmp's with hydraulic component must be certified by the design professional.
- Contractor shall notify the Sandy Springs Inspector 24 hours before the beginning phase of construction.

ESC Initial Phase Notes:

- Prior to the land disturbing activity, the contractor shall schedule a preconstruction meeting with the area site development inspector.
- No staging areas, material storage, concrete wash out areas shall be located within 50 ft. of designated tree protection areas or stream buffers, if possible.
- A copy of the approved land disturbance plan and permit shall be present on site at all times. Post on day one.
- 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 activity shall be demarcated for the duration of the construction activity. No land disturbance shall occur outside the approved limits indicated on the approved plans.
- Prior to any other construction, a stabilized construction entrance shall be constructed at each point of entry to or exit from the site or onto any public roadway as shown on plans.
- Immediately after the establishment of construction entrance/exits, all perimeter erosion control and stormwater management devices shall be installed as shown on the erosion control plan.
- Type "S" silt fence, or an approved equivalent, should be installed at the perimeter of the disturbed area unless otherwise specified on the plan. Silt should be removed when accumulation reaches 1/2 height of the barrier. The perimeter silt fence should be inspected daily for any failures. Any failures of said fencing should be repaired immediately.
- Inlet sediment protection measures shall be installed on all existing storm structures as shown on the plan.
- Stone check dams shall be installed in areas of concentrated flows as shown on the plan.
- Tree protection fencing and stream buffer protection should be installed prior to the start of any land disturbance activity and maintained until final landscaping is installed. The tree protection fencing should be inspected daily. Any failures of said fencing should be repaired immediately.
- After installation of initial erosion control measures the site contractor shall schedule an inspection by the project design professional. No other construction activities shall occur until the project professional approves the installation of said erosion control measures. If unforeseen conditions exist in the field that warrant additional erosion control measures, the contractor must construct any additional erosion control devices deemed necessary by the site inspection.
- After approval of the initial erosion control installation, the contractor may proceed with clearing and grubbing activities. As clearing permits, the contractor shall construct temporary sediment ponds and diversion dikes as shown on the clearing phase plan to control erosion and stormwater runoff.
- All clearing and grubbing debris to be chipped and mulched for use in sediment and erosion control prevention.

ESC Grading Phase Notes:

- Maintain full coordination with the design professional, contractor and regulatory inspector at all times regarding project sequence.
- Sediment shall not be washed into inlets. It shall be removed from the sediment traps and disposed of and stabilized so that it will not enter the inlets again.
- Erosion control devices shall be installed immediately after ground disturbance occurs. 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 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 during any phase of construction shall be reported to the design professional immediately.
- Type "S" silt fence shall be installed at the toe of all fill slopes 10 ft. or greater in heights. The silt fence shall be maintained until permanent ground cover is established on the slope. Silt shall be removed when accumulation reaches 1/2 height of the barrier. Additionally, diversion dikes shall be constructed along the top of all said fill slopes with the use of temporary down drains to control stormwater runoff.
- The contractor shall be responsible for establishing barriers at the toe of slopes under construction. These barriers shall be as shown in the plans. These barriers may be relocated and reused after permanent slope stabilization becomes fully established. As they are relocated, any defective materials in the barrier shall be replaced. In addition, all debris and silt at the previous location shall be removed.

ESC Grading Phase Notes:

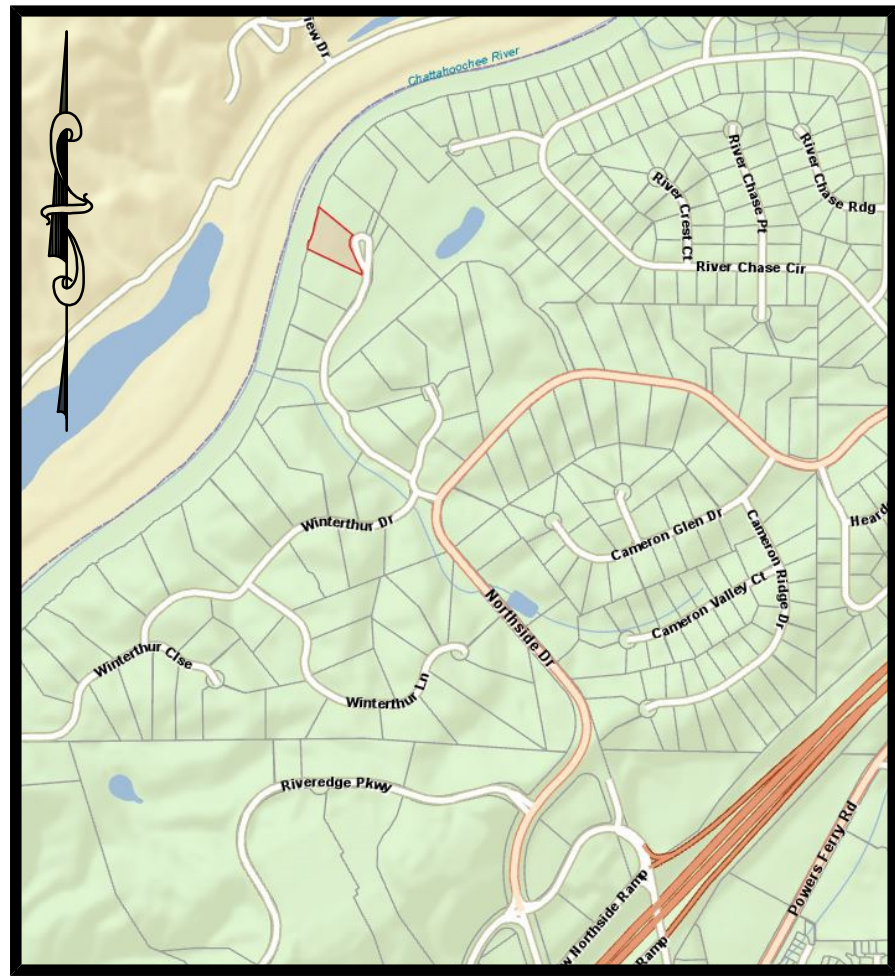
- All slopes steeper than 2.5:1 and with a height of 10 ft or greater, and cuts and fills within stream buffers, shall be stabilized with appropriate erosion control matting or blankets immediately.
- Inlet sediment protection measures shall be installed on all storm structures as they are constructed.
- Storm drain outlet protection shall be placed at all outlet headwalls as soon as the headwall is constructed.
- The contractor shall maintain the sediment pond until permanent ground cover is established. Sediment shall be cleaned out of the ponds when it reaches the 1/2 depth of basin.
- Sediment and erosion control measures should be checked after each rain event. Each device is to be maintained or replaced if sediment accumulation has reached 1/2 the capacity of the device. Additional devices must be installed if new channels have developed.
- The construction exit 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 1-3" of stone, as conditions demand. All materials spilled, dropped, washed or tracked from a vehicle onto public roadway or into storm drain must be removed immediately.
- Eroded vegetated slopes will be backfilled, smoothed, seeded or grassed and covered with geotextile matting.

ESC Final Phase Notes:

- Maintain full coordination with the design professional, contractor and regulatory inspector at all times regarding project sequence.
- Sediment shall not be washed into inlets. It shall be removed from the sediment traps and disposed of and stabilized so that it will not enter the inlets again.
- The contractor shall maintain all erosion control measures until permanent ground cover is established.
- Sediment and erosion control measures should be checked after each rain event. Each device is to be maintained or replaced if sediment accumulation has reached one half the capacity of the device. Additional devices must be installed if new channels have developed.
- Eroded vegetated slopes will be backfilled, smoothed, seeded or grassed and covered with geotextile matting.

EROSION & SEDIMENT CONTROL CONSTRUCTION SEQUENCE

- Phase 1: Initial Phase Erosion Control
- Install construction exit
 - Install tree protection fence
 - Install turbidity curtain type as per plan
 - Clear work area
- Phase 2: Mass Grading
- Construct instream structures
 - Install Soilfits
 - Grade proposed streambank and bankfull terraces
 - Install matting and sod on slopes
 - Maintain all applicable Phase 1 & 2 erosion control devices
- Phase 3: Final Grading & Stabilization
- Fine grade point bars, flood prone areas and dress all slopes
 - Seed, straw and apply erosion control mats to slopes
 - Install streambank plantings as per landscape plan by others
 - Apply permanent seeding/vegetation
 - Dress all disturbed areas



LOCATION MAP
NOT TO SCALE

Owner / Operator

Mr. Brent Benson
6030 Wintherthur Drive
Atlanta, GA 30328
24 Hr. Contact: Mr. Brent Benson
Mobile: (678) 877-4680
Email: bbenson@cpsitework.com

Disturbed Area Summary

Upland Disturbance: 0.21 Ac (9,093 SF)
50' Stream Buffer Disturbance: 0.16 Ac (13,045 SF)
Total Disturbance: 0.30 Ac (13,045 SF)
Streambed Impact: 0.09 Ac (3,920 SF)

Total Riverbank Restored: 268 LF

- Disturbance Within 50' State Waters Buffer
- Impacts Below Ordinary High Water Mark

Ds3 50' Stream Buffer, Streambanks, and Benches to be matted and planted with native seed mix or as specified in approved riparian planting plan.

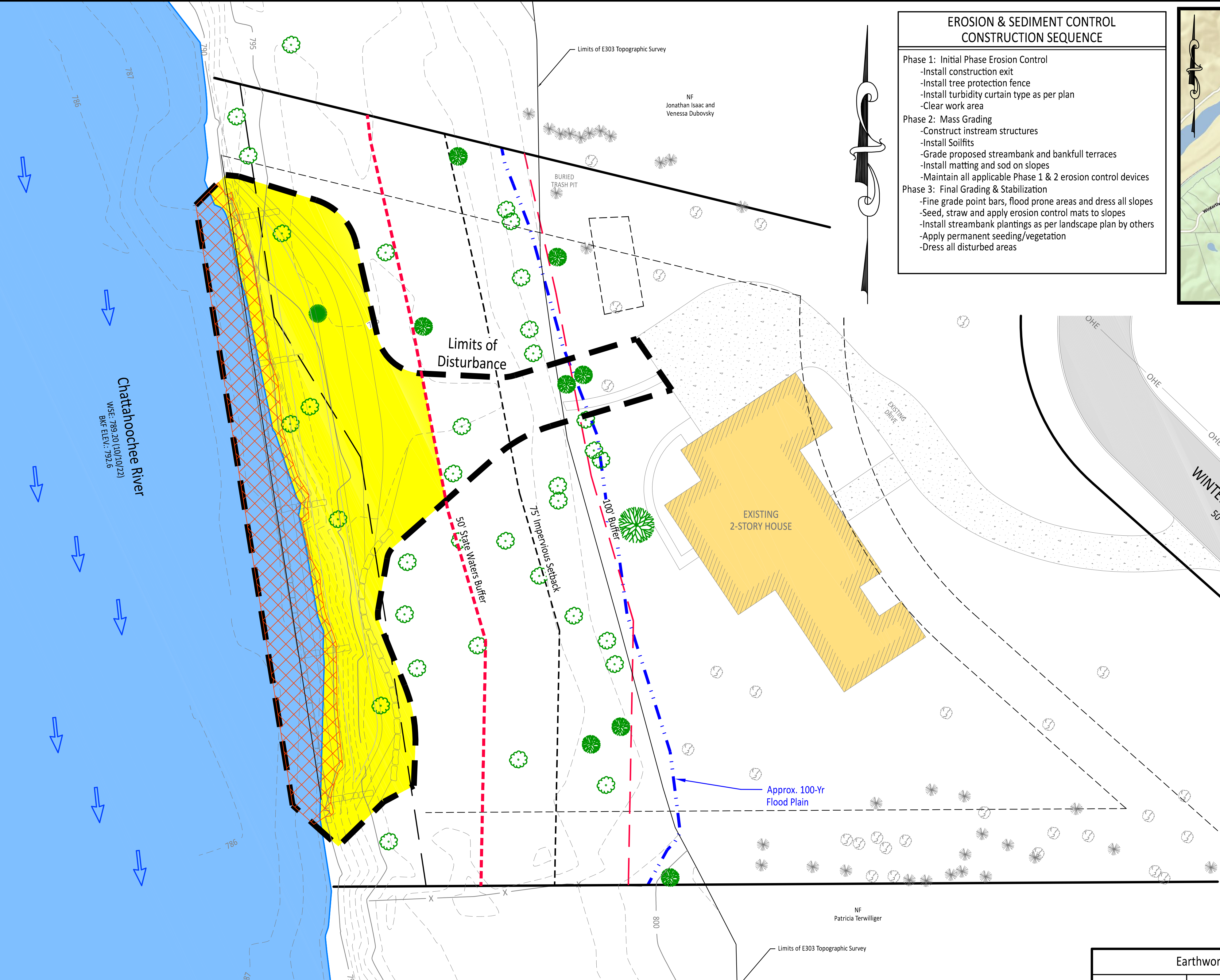
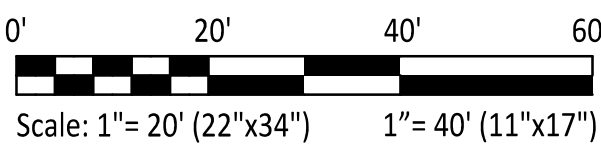
REVISIONS		
NO.	DESCRIPTION	DATE
1.	Revised for 50' State Waters Buffer	01/02/2023
2.	Revised per USACE Comments	04/14/2023
3.	Revised per USACE Comments	05/25/2023

Newly Constructed Stream Banks

Contractor to install Silt Fence or Straw Wattles on upstream sides of the newly constructed stream banks and bankfull benches. This is intended to reduce small concentrated flows from the adjacent upland areas flowing across the newly constructed stream banks. Contractor to coordinate with the City Field Inspector on the exact location of the silt Fence or Straw Rolls.

It is E303's experience that these Straw Wattles work great for protecting the stream banks. They can be constructed on site at a fraction of the cost of RoLanka wattles using Jute or BioD-40 matting laid parallel to the stream, then place straw on top of the matting and roll to make approx. 9" tall rolls and use the surplus matting as tabs to stake in place with hard wood stakes every 3 feet.

Earthwork Below Ordinary High Water Mark			
Station	Cut	Fill	Description
Bank Disturbance	C.Y.	C.Y.	
268 LF Total	0	264	Less than 1 C.Y. Fill per LF



Federal and State Authorizations Pending

Drawn: ZCT
Date: 11/22/2022
Project #: 18-4332
Sheet Title
Notes
Sheet #
12

Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com



Federal and State Authorizations for:

Brent Benson

6030 Winterthur Drive

City of Sandy Springs

17th District

Fulton County, Georgia

Land Lot 208



<u>STATE BUFFER PLANT LIST</u>	
	05 FLORIDA DOGWOOD — <i>Cornus florida</i> 1" CAL. 6" HT.
	05 POND CYPRESS — <i>TAXODIUM ascendens</i> 1" CAL.
	05 YAUPON HOLLY — <i>Ilex vomitoria</i> 6' Ht
	05 SWEET BAY MAGNOLIA — <i>Magnolia virginiana</i> 1" Cal. 6' Ht.
	05 EA. RED CEDAR — <i>Juniperus virginiana</i> 4' Ht.
	05 EA. REDBUD — <i>Cercis canadensis</i> 1" CAL.

- TREES AND SHRUBS
TO BE PROVIDED IN THE
QUANTITIES ON THIS LIST
AND PLACED IN THE
LOCATIONS AS SHOWN ON
THE PLAN.

For 1730sf of planting area install plants from the following list @12"oc. for a total of 1730 plants. Place plant groupings with a minimum of 10 similar plants and locate in a random manner.

GROUP 2
For 2,360sf of planting area install plants from the following list @18"oc.for a total of 1,040 plants. Place plant groupings with a minimum of 10 similar plants and locate in a random manner.

These grasses may be substituted for muly grass in the locations shown. any requested substitutions should be approved by the landscape architect prior to purchasing. see quantities above

PERENNIALS
INSTALL WHERE SHOWN

BLUE GRAMA SEED
INSTALL WHERE SHOWN WITH A
SEEDING RATE AS RECOMMENDED
BY THE SUPPLIER. COMPANION
GRASS TO BE ANNUAL RYE

THE CONTRACTOR SHALL REFER TO A PREVIOUS SUBMITTAL FOR TREE REMOVAL AND REPLACEMENT AS MAY BE HAVE BEEN SUBMITTED BY OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH ANY TREE REMOVAL UNTIL THE TREE REMOVAL PLAN HAS BE APPROVED AND PERMITTED. THE PERMITTED TREE REMOVAL AND REPLACEMENT SHALL BE ON SITE AS A PART OF ALL PERMIT DOCUMENTS. TREE REMOVAL AND REPLACEMENT DRAWINGS ARE NOT A PART OF THIS TWO DRAWING RIPARIAN BUFFER RE-PLANTING SET.

SEED MIX

From the seed mix table utilize ERNX-507 for any dry parts of the site. Utilize ERNMX-508 for the Riparian portion. Utilize ERNMX-509 for the wettest portion of the site at the seeding rate as a companion. The seeds and recommended seeding rates/preparation procedures are as per the mfg. specification. Plant the seeds as specified or approved equal. Any 'or equal' shall be submitted for written approval.

Ernst Conservation Seeds – native wildflower and grass seed mixes

9006 Mercer Pike, Meadville PA 16335, 1-800-873-3321, www.ernstseed.com

Site	Seed Mix #	Seeding Rate	Mix Type
SE US Roadside Native Mix	ERNMX-187	20 lb/acre	Mixed herbaceous and woody for SE US sites
GA Piedmont Upland Mix	ERNMX-507	20 lb/acre	Upland mesic to dry sites
GA Piedmont Riparian	ERNMX-508	20 lb/acre	Riparian sites
GA Piedmont FACW	ERNMX-509	20 lb/acre	Wet meadow and wetland sites
Southern Piedmont VA Upland Grass Mix	ERNMX-860	Not listed	Grass mix for SE US sites

50' STATE BUFFER REPLANTING
PLANTED AREA WHERE DISTURBED
AND INVASIVE REMOVAL: AREA 14,480sf

COVERAGE WITH
30 SMALL TO MEDIUM TREES
@100SF = 3,000sf

441 GRASSES/SHRUB @ 25sf = 11,025sf

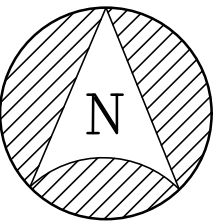
243 GROUND COVER@ 2.5sf = 607sf

Coverage of 14,632sf (complies)

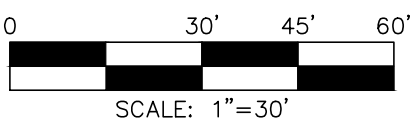
SEE SEEDED AREAS/HARDWOOD MULCH

MANUEL WATERING OF PLANT MATERIAL ONLY
NO AUTOMATIC IRRIGATION SYSTEM IS ALLOWED

NORTH:



SCALE:



Know what's **below**.
Call before you dig.

REVISIONS:

[illegible]

**FRAWLEY
ASSOCIATES, LLC.**
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091
landscape@bellsouth.net
www.frawleyassociates.com

STREAM BUFFER REPLANTING
6030 WINTERTHUR DR.
SANDY SPRINGS, GEORGIA

PLANTING

SCALE: AS SHOWN

DATE: 02/15/23

PROJECT: FA-22087

SHEET

L-1.0

RIPARIAN RESTORATION AND PRESERVATION

PRIOR TO PLANTING THE SITE WILL BE INSPECTED BY THE CONTRACTOR FOR PROPER ELEVATION AND SUITABILITY OF SOILS. AVAILABILITY OF GOOD QUALITY PLANT SPECIES WILL BE DETERMINED. PLANTING WILL COMMENCE DURING THE FALL/WINTER/SPRING SEASON CONCURRENT WITH OR AFTER PROJECT CONSTRUCTION HAS TAKEN PLACE. EXACT SPACING AND SPECIES COMPOSITION WILL BE DETERMINED AT THE TIME OF PLANTING. NO SINGLE SPECIES WILL CONSTITUTE MORE THAN 33.3% OF THE TOTAL PLANT SPECIES. THE SITE WILL BE INSPECTED AT COMPLETION OF PLANTING TO INSURE PROPER PLANTING METHODS, SPACING, AND SPECIES COMPOSITION.

CONTRACTOR SHALL BE VERY FAMILIAR WITH TECHNIQUES AND PLANT MATERIAL FOR RIPARIAN RESTORATION AND PRESERVATION. THE CONTRACTOR SHALL HAVE AT LEAST 3 YEARS EXPERIENCE IN SUCH PLANTING AND PRESERVATION.

QUALITY OF CONTAINERIZED PLANTS AND PLANTING PROCEDURES
PLANT MATERIALS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, Inc. AS PUBLISHED IN 'AMERICAN STANDARD FOR NURSERY STOCK', ANZI Z60.1 LATEST EDITION.

SEED MATERIAL SHALL BE DERIVED FROM A REASONABLY LOCAL SEED SOURCE AND AND SHOULD BE LIFTED AS CLOSE TO THE PLANTING TIME AS POSSIBLE.

PLANTS SHOULD BE TRANSPORTED IN A COVERED MANNER TO PROTECT FROM DRYING. PLANT MATERIAL SHOULD BE WATERED THOROUGHLY BEFORE MOVING TO THE PROJECT SITE.

ALL PLANTS SHALL BE HEALTHY, VIGOROUS, WELL-BRANCHED, FREE OF DISEASE AND INSECT EGG/LARVAE SHALL HAVE ADEQUATE ROOT SYSTEMS, AND SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY, ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.

PLANTS WITH ABRASION OF THE BARK, DRYING-OUT, SUN-SCALDS, DISFIGURING KNOTS OR FRESH CUT LIMBS WHICH HAVE NOT COMPLETELY CALLOSED SHALL BE REJECTED.

ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH PROPER NAME. ALL PLANTS MUST HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT SITE OR HAVE BEEN ACCLIMATED TO SUCH CONDITIONS.

PLANTS SHALL NOT BE STORED BEYOND TIME LIMITS SPECIFIED BY THE SUPPLIER. PLANTS SHALL BE STORED PER SUPPLIER'S SPECIFICATIONS AND IN SUCH A MANNER AS TO PROTECT THEIR INTEGRITY AND VIABILITY. PLANTS LOST DUE TO INADEQUATE STORAGE PRACTICES SHALL BE REPLACED WITH FRESH STOCK AT THE EXPENSE OF THE CONTRACTOR.

CARE SHOULD BE TAKEN NOT TO SCAR STEMS OR ROOTS, CRUSH PLANTS, ROOT BALL/CONTAINERIZED ROOTS, SHALL BE LOOSENED PRIOR TO PLANTING. ROOT BOUND STOCK SHALL BE ROOT PRUNED TO INDUSTRY STANDARDS. NO ROOTS SHALL BE EXPOSED TO AIR AFTER PLANTING. DAMAGED PLANTS WILL BE REJECTED.

ADDITIONAL FERTILIZER SHALL NOT BE ADDED AT THE TIME OF PLANTING UNLESS APPROVED IN WRITING. NO FERTILIZER SHALL BE SURFACE BROADCAST ON THIS SITE.

CONTAINERIZED STOCK SHRUBS/GRASSES SHALL BE AS SHOWN ON THE SCHEDULE. STOCK SHALL BE PLANTED IN A SPACING OF ROWS PARALLEL TO THE CHANNEL AND WITH-IN THE 25' BUFFER. EACH INDIVIDUAL ROW AND INDIVIDUAL PLANTS SHALL HAVE SPACING AS NOTED ON THE PLAN. EACH ROW SHALL BE STAGGERED RELATIVE TO THE ADJACENT ROW. PLANTS SHALL BE CLUSTERED IN NATURALLY SPACED GROUPINGS.

HARDWOOD MULCH SHALL BE PLACED IN A CIRCLE AROUND EACH INSTALL. TREE/SHRUB/GRASS TO COVER THE DISTURBED AREA FROM THE BASE OF EACH PLANT, BUT NOT TOUCHING THE STEM OR TRUNK. MULCH MAY BE OBTAINED BY CHIPPING OF TREES AND SHRUBS REMOVED FROM THE CONSTRUCTION AREA, (IF APPLICABLE), OR ELSEWHERE ON SITE. THICKNESS OF MULCH SHALL NOT EXCEED 3 INCHES.

PLANTS SHALL BE WATERED IMMEDIATELY FOLLOWING PLANTING, IF NEEDED. WATER REQUIRED FOR PLANTED VEGETATION SHALL BE SUPPLIED BY THE OWNER.

CALL BEFORE YOU DIG: TREE STOCK SHALL NOT BE PLANTED OVER BURIED UTILITIES OR BENEATH AERIAL UTILITIES.

GRASS SEED: QUALITY AND SEEDING PROCEDURES
ALL SEED SHOULD BE CLEARLY TAGGED OR LABELED SHOWING TYPE OF SEED, TEST DATE, NAME OF SUPPLIER AND PERCENTAGE OF THE FOLLOWING PURE SEED, INERT MATTER, WEED SEED, NOXIOUS WEED AND TOTAL GERMINATION CONTENT

MEASUREMENT: THE AREA TO BE SEEDED SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO BEGINNING THE WORK IN ORDER TO DETERMINE THE TOTAL NUMBER OF SQUARE FEET TO BE SEEDED.

SEED BED PREPARATION:PLANTING AREAS SHALL BE DRESSED TO FINISHED GRADES, FILLING AS NEEDED OR REMOVING SURPLUS SOIL TO PROVIDE A SMOOTH, UNIFORM SURFACE. ALL FINISHED GRADES SHALL MEET APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT BEFORE SEED MIXTURES ARE APPLIED. LOOSEN SOIL TO A DEPTH OF THREE INCHES IN DIAMETER FROM THE TOP THREE INCHES OF SOIL. SEED BEDS SHOULD BE PERMITTED TO SETTLE OR SHOULD BE FIRMED BY ROLLING BEFORE SEED IS BROADCAST.

CONVENTIONAL BROADCAST SEEDING SHALL BE CONDUCTED ON STREAM BANKS. SEEDING SHALL BE CONDUCTED BEFORE EROSION CONTROL FABRIC IS INSTALLED AND SHOULD BE BROADCAST IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. WEED CONTROL HERBICIDE SHALL BE APPLIED WHEN APPROPRIATE FOR TIME OF YEAR AND ANTICIPATED DATE OF RIPARIAN SEEDING.

ALL DISTURBED AREAS SHALL BE SEEDED WITH BOTH TEMPORARY GRASS AND A RIPARIAN SPECIES MIX. TEMPORARY SEED SHALL CONSIST OF THE FOLLOWING DEPENDING ON THE TIME OF YEAR. NO AREA SHALL BE EXPOSED WITHOUT SEEDING AND OR EROSION CONTROL FABRIC AFTER GRADING.

TEMPORARY SEED			
ANNUAL RYE	Lolium rigid	80lbs/acre	September – March
BROWNTOP MILLET	Browntop Millet	40 lbs/acre	April to August

RIPARIAN SEED MIXTURE SHALL BE APPLIED TO ALL 25' BUFFER AREAS AT A RATE OF 20lbs/ACRE. MIX AS NOTED ON THE ACCOMPANYING CHART. THE CHANNEL BANKS SEED MIX SHALL BE APPLIED TO ALL BANK DISTURBED AREAS AT A RATE OF 20 LBS./AC AS SHOWN ON THE ACCOMPANYING CHART.

THE CONTRACTOR SHALL SUBMIT THE SEED MIX LABEL TO THE PROJECT LANDSCAPE ARCHITECT FOR CONFORMATION OF THE MIXTURE PRIOR TO PURCHASE BY THE CONTRACTOR.

ONCE SEED MIXTURES ARE APPLIED TO AREAS INDICATED IN THE DRAWING SEED SHALL BE GENTLY TAMPED OR ROLLED WITH WATER BALLAST ROLLER INTO THE GROUND TO PROVIDE FOR GOOD CONTACT WITH THE SOIL. CONTRACTOR SHALL NOT ADD FERTILIZER OR LIME TO SEEDED AREAS.

THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SEED SUPPLIER FOR WEED CONTROL TO INSURE THE ROBUST GERMINATION OF THE SEED MIX.

UPON COMPLETION OF SEED APPLICATION, THE CONTRACTOR SHALL INSTALL EROSION CONTROL FABRIC AS SPECIFIED BY THE ENGINEER.

SEE GENERAL CONTRACT NOTES RELATIVE TO ANY IRRIGATION SYSTEM WHICH SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONTRACT NOTES

SURVEY/BASE/TREE SURVEY: INFORMATION PREPARED BY OTHERS; FRAMLEY ASSOCIATES LLC (FA) DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

RIVER, FLOOD PLANES, STREAMS, ASSOCIATED BUFFERS: THE CONTRACTOR SHALL NOT DISTURB ANY AREAS OUTSIDE OF THE LIMITS OF WORK. THIS PLANTING OCCURS IN AND AROUND AN ACTIVE RIVER; SHOULD ANY RAIN EVENT OCCUR DURING OR AFTER THE SEEDING/PLANTING, BUT BEFORE THE PLANTS HAVE HAD ADEQUATE TIME TO PROPERLY ROOT AND ADAPT TO THE STREAM CONDITIONS AND ARE DAMAGED THROUGH NO FAULT OF THE CONTRACTOR, THE PLANTS SHALL BE REPLANTED AT THE EXPENSE OF THE OWNER.

LIMITS TO WORK: ANY CHANGES TO THE PERMITTED LIMITS OF WORK DEPICTED ON THIS DRAWING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE; DO NOT PROCEED WITH ANY CHANGES TO LIMITS OF WORK WITHOUT WRITTEN AUTHORIZATION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO TURN OVER IN A 'FINISHED CONDITION' AS SHOWN ON THE PLAN. THE OWNER SHALL SUPPLY TO THE CONTRACTOR THE TYPES OF SOD NEEDED TO MATCH EXISTING SOD AREAS THAT ADJOIN THE WORK AREA.

PERMITS: THE LANDSCAPE CONTRACTOR SHALL WORK FROM A STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT HAVE NOT BEEN PERMITTED TO WORK WITHIN STREAM BUFFER.

TREE PROTECTION PLACE TREE PROTECTION MEASURES WHERE/AS SHOWN ON THE PLAN/DETAILS..

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, PRIOR TO OR IN CONJUNCTION WITH THE INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSTALLED.

THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DIRT, DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENTS OR OTHER HARMFUL SUBSTANCES, OR ANY OTHER SUCH ACT WHICH MAY BE HARMFUL TO THE CONTINUED FATALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.

PRIOR TO COMMENCEMENT OF ANY GRADING, CONSTRUCTION OR TREE REMOVAL AUTHORIZED THROUGH THE ISSUANCE OF THE PERMIT, TREE PROTECTION AREA FOR ANY TREE LOCATED WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION OR TREE REMOVAL MUST BE ESTABLISHED BY PHYSICAL BARRIERS AND MAINTAINED UNTIL SUCH WORK IS COMPLETED.

ANY TREE DESIGNATED IN THE PLAN TO BE SAVED THAT IS DAMAGED DURING CONSTRUCTION, OR AS A RESULT OF SUCH CONSTRUCTION, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORISTS ASSOCIATION STANDARDS.

SITE WALLS: ANY WALLS SHOWN ON THIS PLAN ARE BY OTHERS. COMPLIANCE WITH ANY PEDESTRIAN OR VEHICULAR SAFETY FEATURES RELATIVE TO THESE WALLS ARE ALSO BY OTHERS.

SITE OBSERVATION/DRAWING DISCREPANCIES: PLANT PLACEMENT MAY BE ADJUSTED DURING INSTALLATION ACCORDING TO SITE CONDITIONS AT THAT TIME; CONTACT THE LANDSCAPE ARCHITECT AND MAINTAIN A RECORD OF ANY CHANGES TO LOCATION OF PLANT MATERIAL.

SUBSTITUTIONS: NO PLANT SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL.

FRAMLEY ASSOCIATES LLC (FA) SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY ANY CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR ANY CONTRACTORS' EMPLOYEES, OR FOR THE FAILURE OF ANY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE CONTRACTOR'S WORK SITE IS KEPT WITHIN THE LIMITS OF WORK, IN A SAFE CONDITION FOR WORKERS AND THE PUBLIC DURING THE COURSE OF THE CONSTRUCTION AND LEAVE THE SITE IN A SAFE CONDITION AT THE END OF EACH WORK DAY. NO DISCREPANCY IN CONSTRUCTION DRAWINGS OR SPECIFICATIONS SHALL CAUSE DEFECTIVE OR INAPPROPRIATE MATERIALS TO BE USED OR POOR WORKMANSHIP TO BE ALLOWED/ACCEPTED. (FA) SHALL NOT BE LIABLE FOR SAFETY ISSUES RELATIVE TO TREE PLANTINGS REQUIRED BY ANY MUNICIPALITY TO BE WITHIN THE ROW.

CALL BEFORE YOU DIG-811-UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING, AS SPECIFIED IN THE 'CALL-BEFORE-YOU-DIG' LAW.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS. NO DELAYS BETWEEN GRADING AND PLANTING.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

OTHER MATERIALS: THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING.

PLANTING REQUIREMENTS: SEE SPECIFIC PLANTING NOTES FOR RIPARIAN STREAM BUFFER SEEDING AND PLANTING.

MULCH SHALL BE PINE STRAW/SHREDDED HARDWOOD MULCH. ALL PLANTED AREAS SHALL BE MULCHED WITH 3" FRESH MULCH CURRENT CROP 'SETTLED',

TOPSOIL: 2" OF STOCKPILED TOPSOIL SHALL BE ADDED TO ALL AREAS TO BE SEEDED OR PLANTED. TOPSOIL SHALL BE ADDED TO PLANTINGS IN A RATIO OF 1/3 TOPSOIL TO 2/3 SITE SOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL.

MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

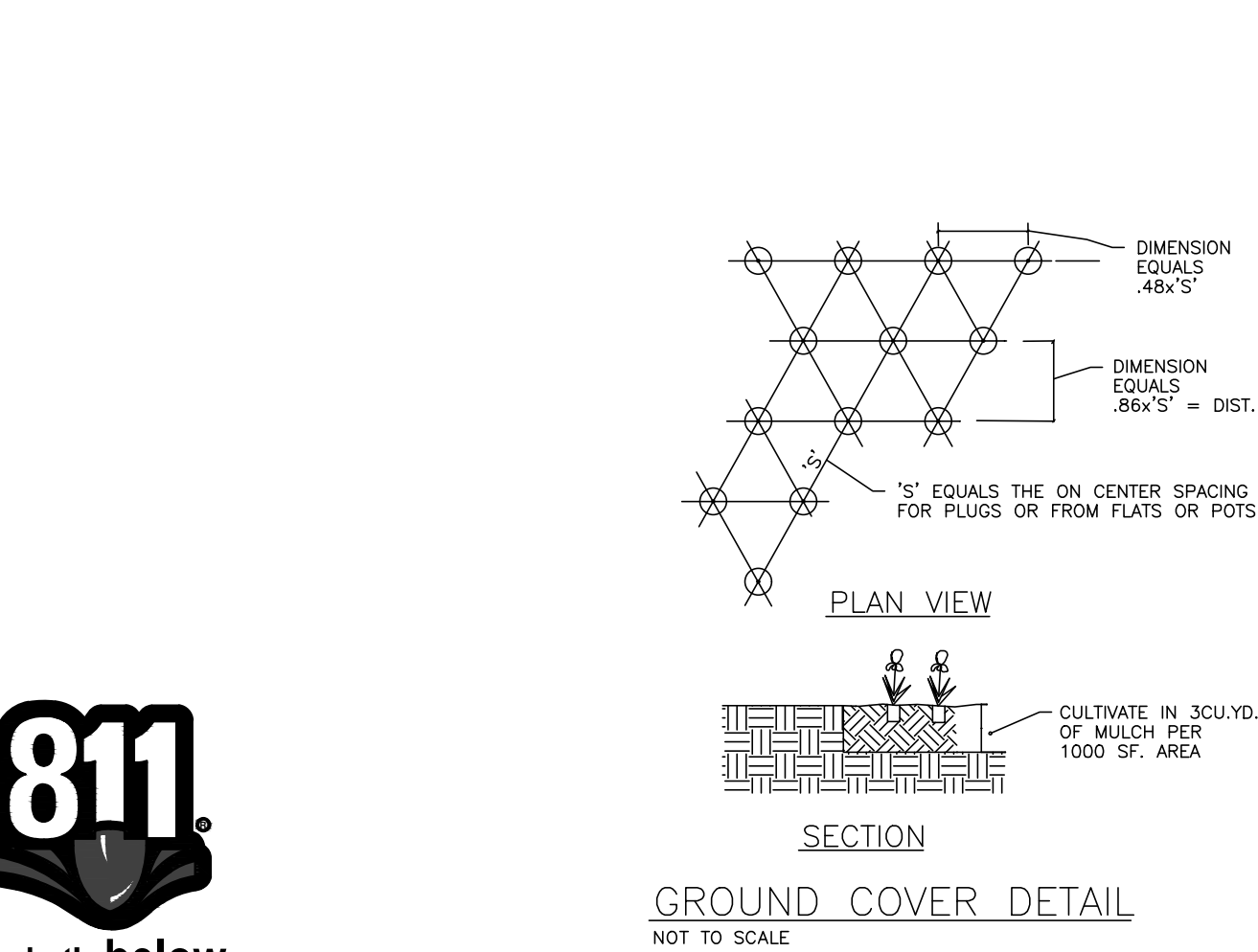
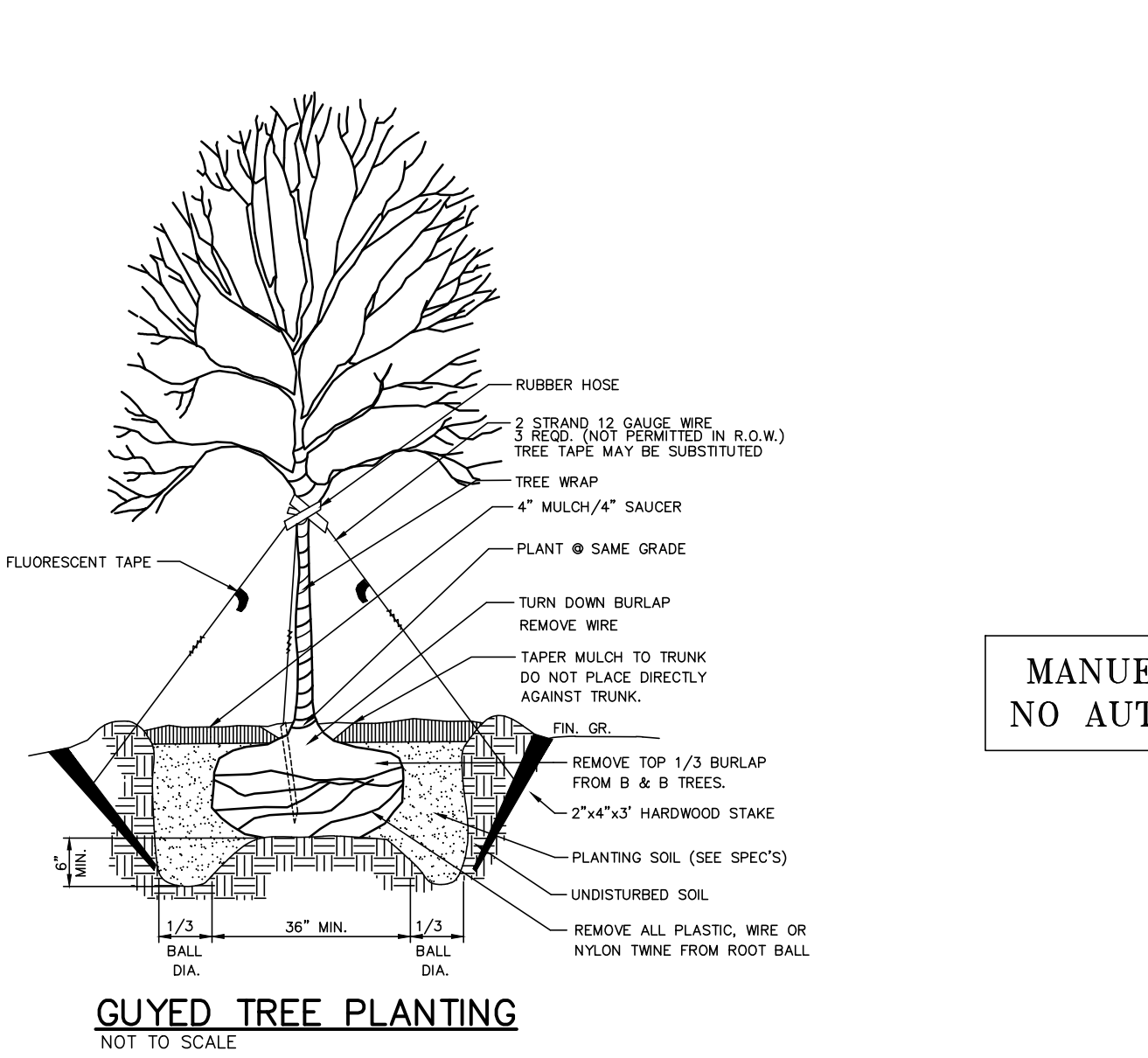
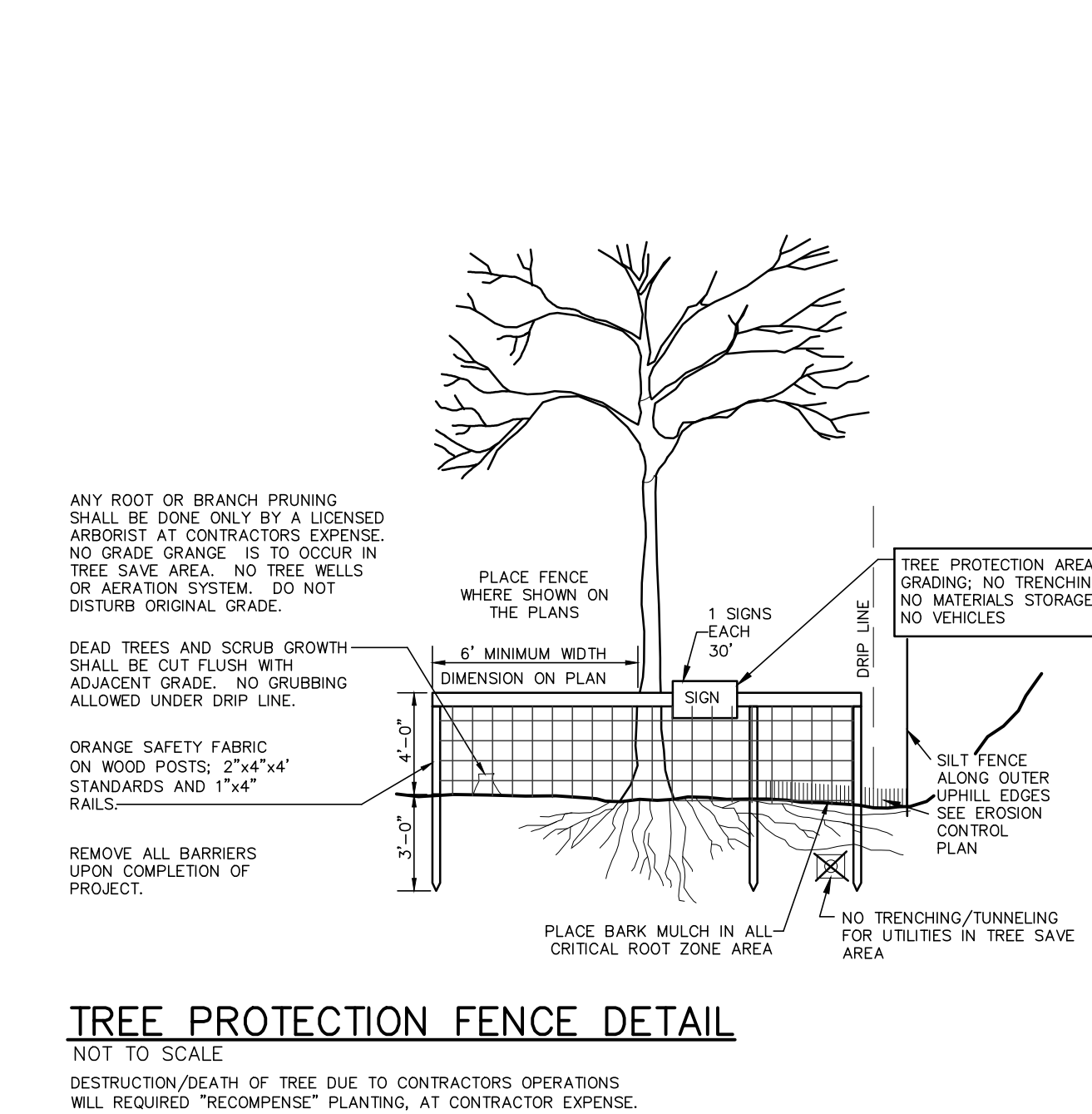
PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES WILL BE DEFINED AS A MAIN LEADER DIE BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS A MINIMUM OF NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'. PLANT LOSS DUE TO SIGNIFICANT RAIN EVENTS ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.

MANUEL WATERING: NO AUTOMATIC IRRIGATION SYSTEM IS ALLOWED WITHOUT WRITTEN AGENCY/MUNICIPAL APPROVAL. ALL PLANTINGS INSTALLED SHALL BE WATERED MANUALLY BY THE CONTRACTOR ON A REGULAR SCHEDULE UNTIL FINAL ACCEPTANCE. ALL TREES SHALL BE INSTALLED WITH 'GATOR BAGS' OR APPROVED EQUAL FOR THIS INSTALLATION.,

IRRIGATION – NO AUTOMATIC IRRIGATION SYSTEM IS ALLOWED. THE SCOPE OF WORK SHOWN ON THESE DRAWINGS DO NOT INCLUDE ANY IRRIGATION DESIGN. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO MANUALLY WATER THE PLANTS AS A PART OF THIS WORK.

FIELD LOCATION THE CONTRACTOR SHALL STOCK PILE THE SHRUBS/TREES TO BE PLANTED AND LOCATIONS SHALL BE SET BY LANDSCAPE ARCHITECT IF REQUIRED ACTUAL SITE CONDITIONS. THE CONTRACTOR SHALL GIVE THE LANDSCAPE ARCHITECT 3 DAYS NOTICE PRIOR TO THE ARRIVAL OF 75% OF THE PLANT MATERIAL.

SEEDING SEE THE ACCOMPANYING CIVL ENGINEERING FOR SEEDING SPECIFICATIONS.



Know what's below.



Call before you dig.

REVISIONS:	
DATE	#
04/25/23	



MANUEL WATERING OF PLANT MATERIAL ONLY
NO AUTOMATIC IRRIGATION SYSTEM IS ALLOWED

STREAM BUFFER REPLANTING
6030 WINTERTHUR DR.
SANDY SPRINGS, GEORGIA

NOTES & DETAILS

SCALE: AS SHOWN

DATE: 02/15/23

PROJECT: FA-22087

SHEET



Richard E. Dunn, Director

EPD Director's Office

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

Jun 05, 2023

Mr. Brent Benson
CenterPoint Sitework and Utilities
6030 Winterthur Drive
Atlanta, GA 30328

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(16)
6030 Winterthur Drive Stream Bank Stabilization
Sandy Springs, Fulton County
File: TSV-060-23-01

Dear Mr. Benson:

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to State waters within the context of the Georgia Erosion and Sedimentation Act and the potential impact to State waters within the context of Georgia's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the application that you submitted for permission to conduct land-disturbing activities within 50-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent that your buffer variance application includes a request to conduct land-disturbing activities within 50 feet of State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered by EPD, and the related activity is not addressed in the variance granted herein.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.05(2)(b) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 50-foot buffer adjacent to State waters as delineated in your application dated January 17, 2023. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

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

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

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

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

If you have questions concerning this letter, please contact Samantha DeLucca, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 684-0095.

Sincerely,



Richard E. Dunn
Director

RED:sd

cc: Brent Benson, CenterPoint Sitework and Utilities
Kelen Shostak, KADAS Inc.
Rusty Paul, City of Sandy Springs
Eden Freeman, City of Sandy Springs
Robert Amos, Georgia Soil and Water Conservation Commission
Anthony Rabern, Georgia Wildlife Resources Division
Kevin Dallmier, Georgia Environmental Protection Division

File: TSV-060-23-01



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337

June 8, 2023

Regulatory Division
SAS-2023-00056

Mr. Brent Benson
6030 Winterthur Drive
Atlanta, Georgia 30328

Dear Mr. Benson:

I refer to the Pre-Construction Notification, received on January 18, 2023, and supplemental information transmitted via email on March 6, 2023, April 27, 2023, and May 30, 2023, submitted on your behalf by KADAS, Inc., requesting verification for use of Nationwide Permit (NWP) 13 in conjunction with proposed impacts to 268 linear feet of the Chattahoochee River for riverbank stabilization. The approximately 0.3-acre project site is located along the eastern riverbank of the Chattahoochee River, west of Winterthur Drive, at 6030 Winterthur Drive, Sandy Springs, Fulton County, Georgia (centered at approximately: latitude: 33.9208, longitude: -84.4369). This project has been assigned number SAS-2023-00056, and it is important to reference this number in all communication concerning this matter.

The project involves riverbank stabilization along 268 linear feet of the eastern bank of the Chattahoochee River including boulder toe protection with footing, compacted base GDOT Type-3 riprap, geogrid reinforcement, and No. 34 stone base installed below the plane of the ordinary high water mark (OHWM) and soil lifts to construct a designed bankfull bench, BioD-70 matting, BioD-Block 12-200 lowest two lifts installed above the plane of the ordinary high water mark. The design would mimic a natural stream with a designed bankfull bench floodplain to prevent ongoing erosion and flooding. The riparian areas along the bankfull bench and soils lifts (above the OHWM) would be planted with riparian species. The total cubic yards of fill material that would be placed below the plane of the ordinary high water mark is 264 cubic yards along 268 linear feet of riverbank. The details of the proposed project are depicted on the eleven (11) enclosed exhibits collectively entitled, "Construction Plans for 6030 Witerthur Drive, Stream Bank Stabilization", as prepared by Georgia Registered Engineer Zachary C. Truelove, of Engineering 303, dated Novemeber 22, 2022, and revised on May 30, 2023. The plans include consecutively numbered sheets 1 through 12.

The enclosed exhibit entitled, "Sheet 2, Existing Conditions, for Brent Benson, 6030 Winterthru Drive, City of Sandy Springs", as prepared by Engineering 303, dated Novemeber 22, 2022, 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. Please note, should this delineation require re-verification, it is subject to change based on site conditions at the time of re-evaluation.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

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 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 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/NationwidePermits.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 notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.
- c. You 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 86 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 14, 2026. 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 deciding 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.

An electronic copy of this letter is being provided to the following party: Kelen ShoStak, KADAS, Inc., via email at: kshostak@kadasusa.com.

Thank you in advance for completing our on-line Customer Survey Form located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. We value your comments and appreciate you taking the time to complete a survey each time you interact with our office.

- 4 -

If you have any questions, please contact me at (678) 422-6572 or jade.r.bilyeu@usace.army.mil.

Sincerely,

Jade R. Bilyeu
Regulatory Specialist, Piedmont Branch

Enclosures

CERTIFICATION OF COMPLIANCE
WITH DEPARTMENT OF THE ARMY
NATIONWIDE PERMIT (13)

PERMIT FILE NUMBER: SAS-2023-00056

PERMITTEE/ADDRESS: Mr. Brent Benson, 6030 Winterthur Drive, Sandy Springs, Georgia 30328.

LOCATION OF WORK: The 0.3-acre project site is located along the eastern riverbank of the Chattahoochee River, west of Winterthur Drive at 6030 Winterthur Drive, Sandy Springs, Fulton County, Georgia (centered at approximately: latitude: 33.9208, longitude: -84.4369).

PROJECT DESCRIPTION: The project involves riverbank stabilization along 268 linear feet of the eastern bank of the Chattahoochee River including boulder toe protection with footing, compacted base GDOT Type-3 riprap, geogrid reinforcement, and No. 34 stone base installed below the plane of the ordinary high water mark (OHWM) and soil lifts to construct a designed bankfull bench, BioD-70 matting, BioD-Block 12-200 lowest two lifts installed above the plane of the ordinary high water mark. The design would mimic a natural stream with a designed bankfull bench floodplain to prevent ongoing erosion and flooding. The riparian areas along the bankfull bench and soils lifts (above the OHWM) would be planted with riparian species. The total cubic yards of fill material that would be placed below the plane of the ordinary high water mark is 264 cubic yards along 268 linear feet of riverbank.

WATERS OF THE UNITED STATES IMPACTED: 268 linear feet of the Chattahoochee River.

DATE WORK IN WATERS OF UNITED STATES COMPLETED: _____

COMPENSATORY MITIGATION REQUIRED: N/A.

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR), it may be subject to suspension, modification or revocation.

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

Board of Appeals

September 6, 2023



SANDY SPRINGS™
GEORGIA

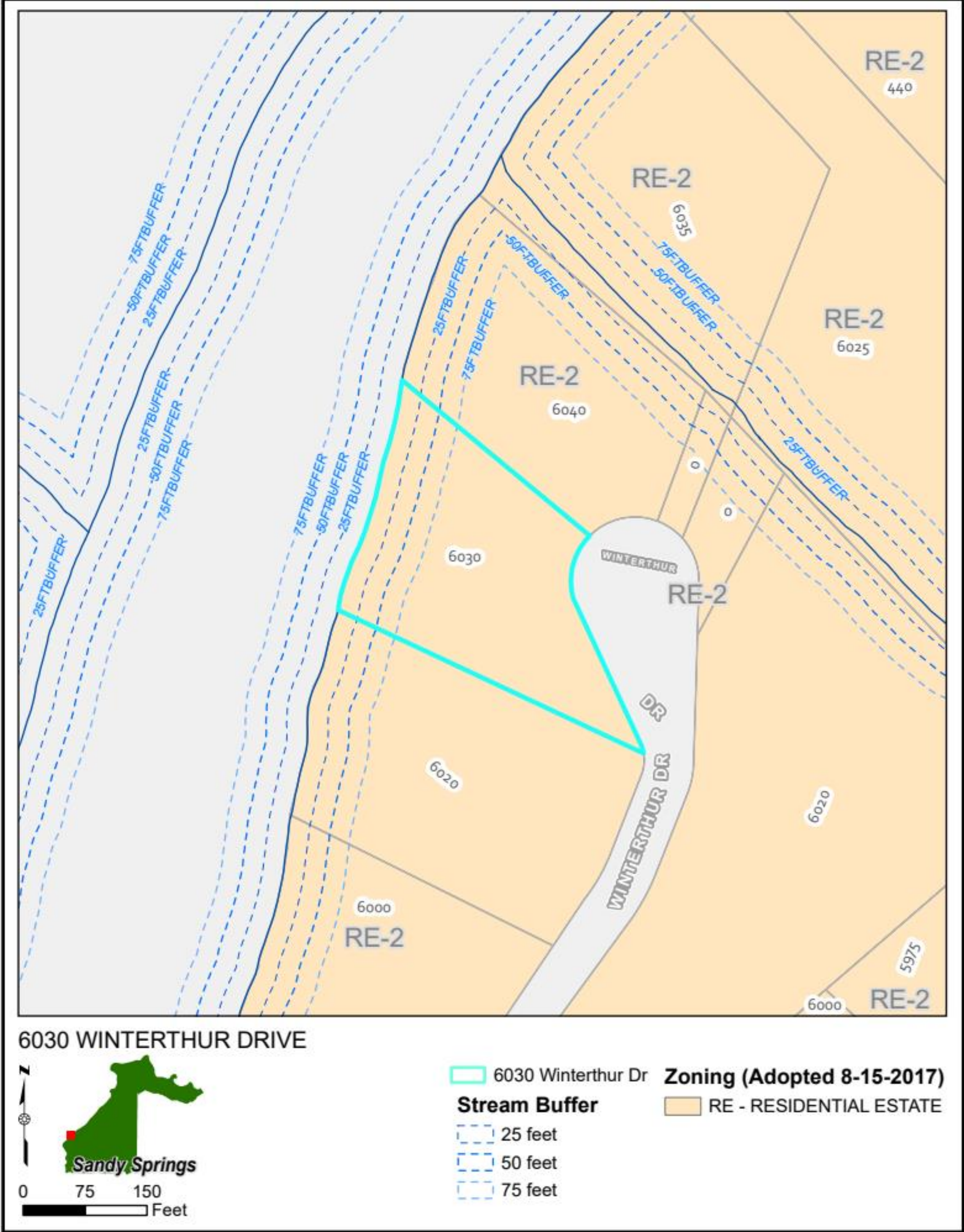
V23-0021
6030 Winterthur Drive

STAFF RECOMMENDATION:
Approval with Conditions

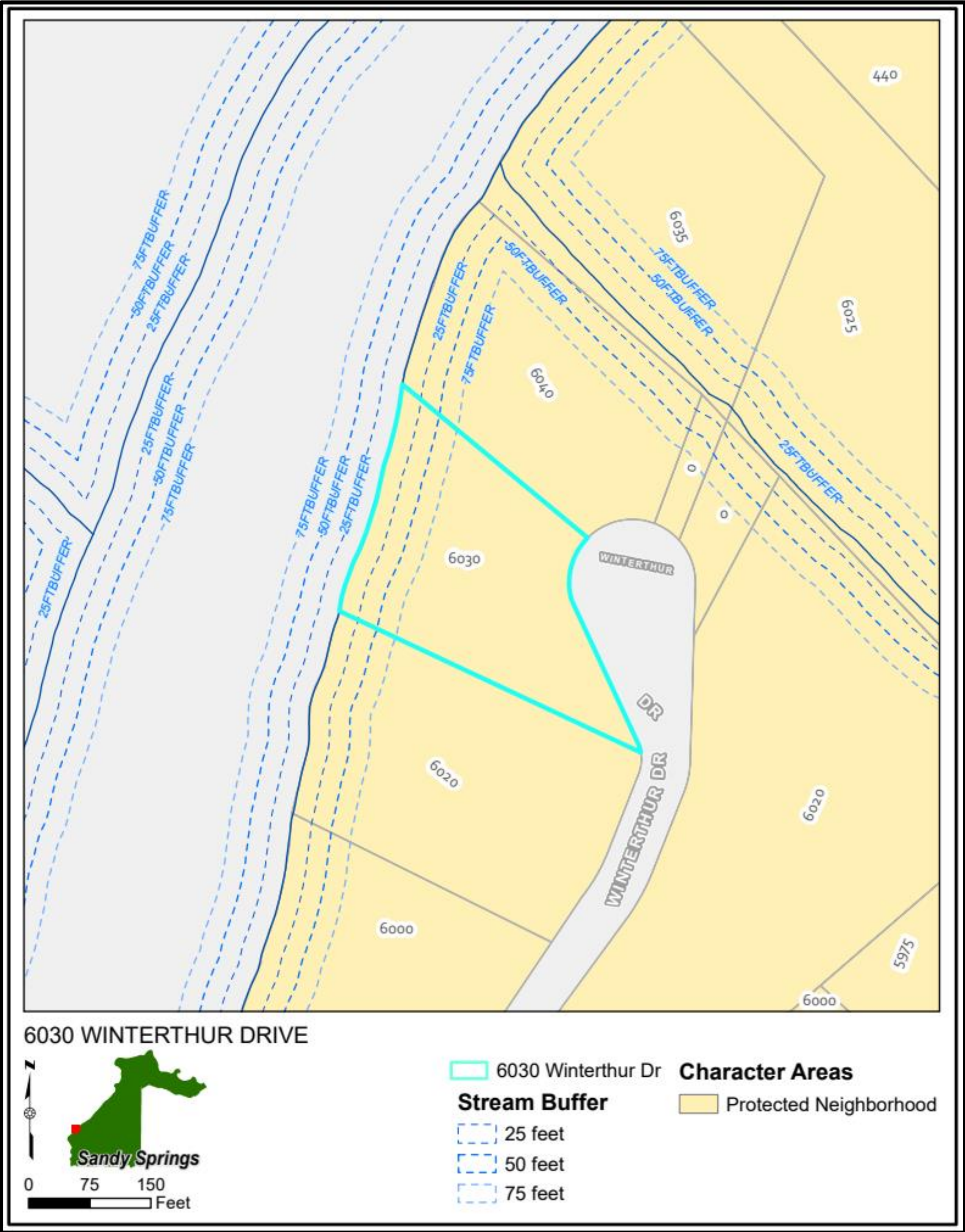
Request

Request for a variance from Division 9.2. to encroach into the 50-foot undisturbed natural buffer to stabilize the stream bank along the shoreline of the Chattahoochee River.

Zoning



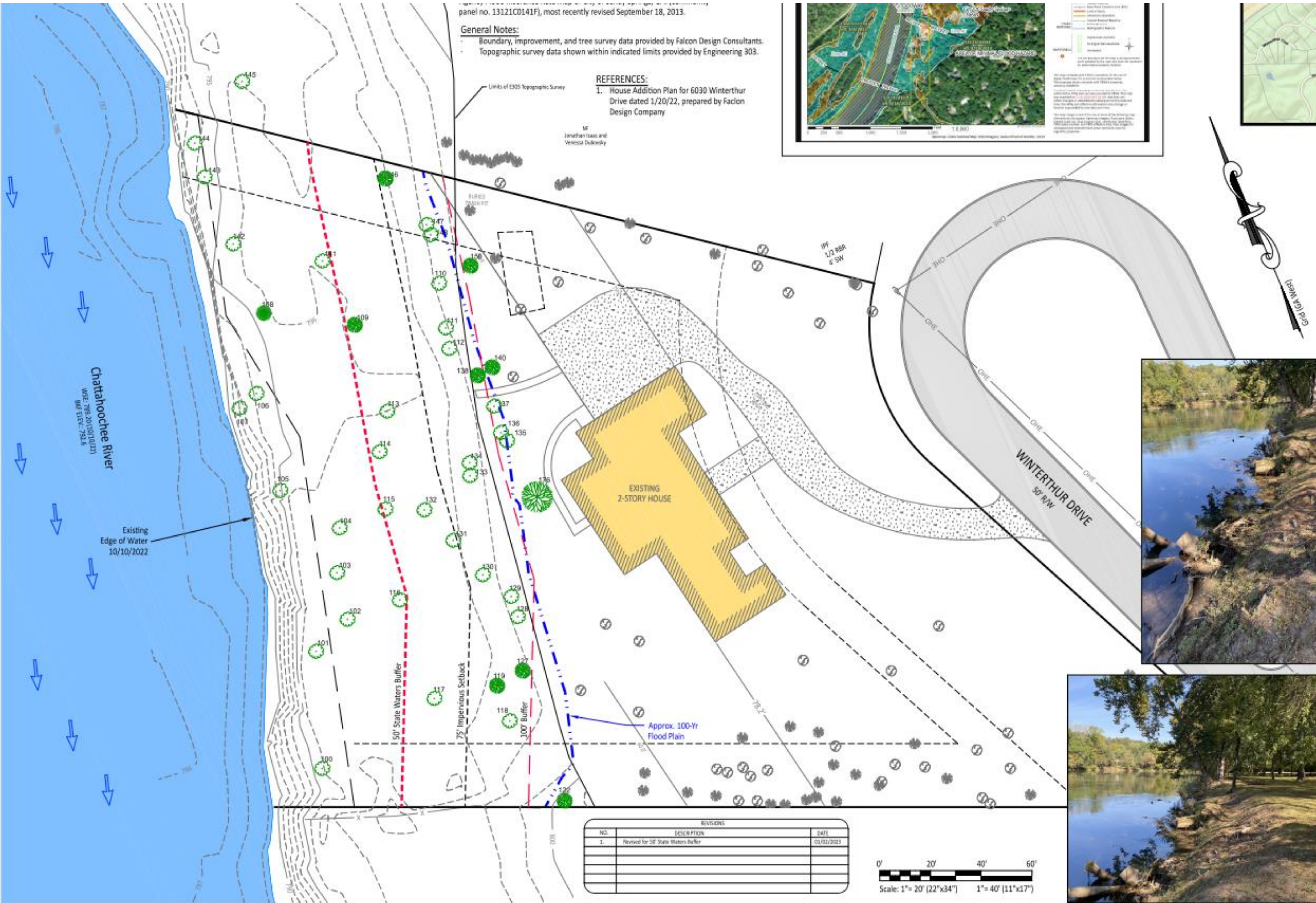
Character Area



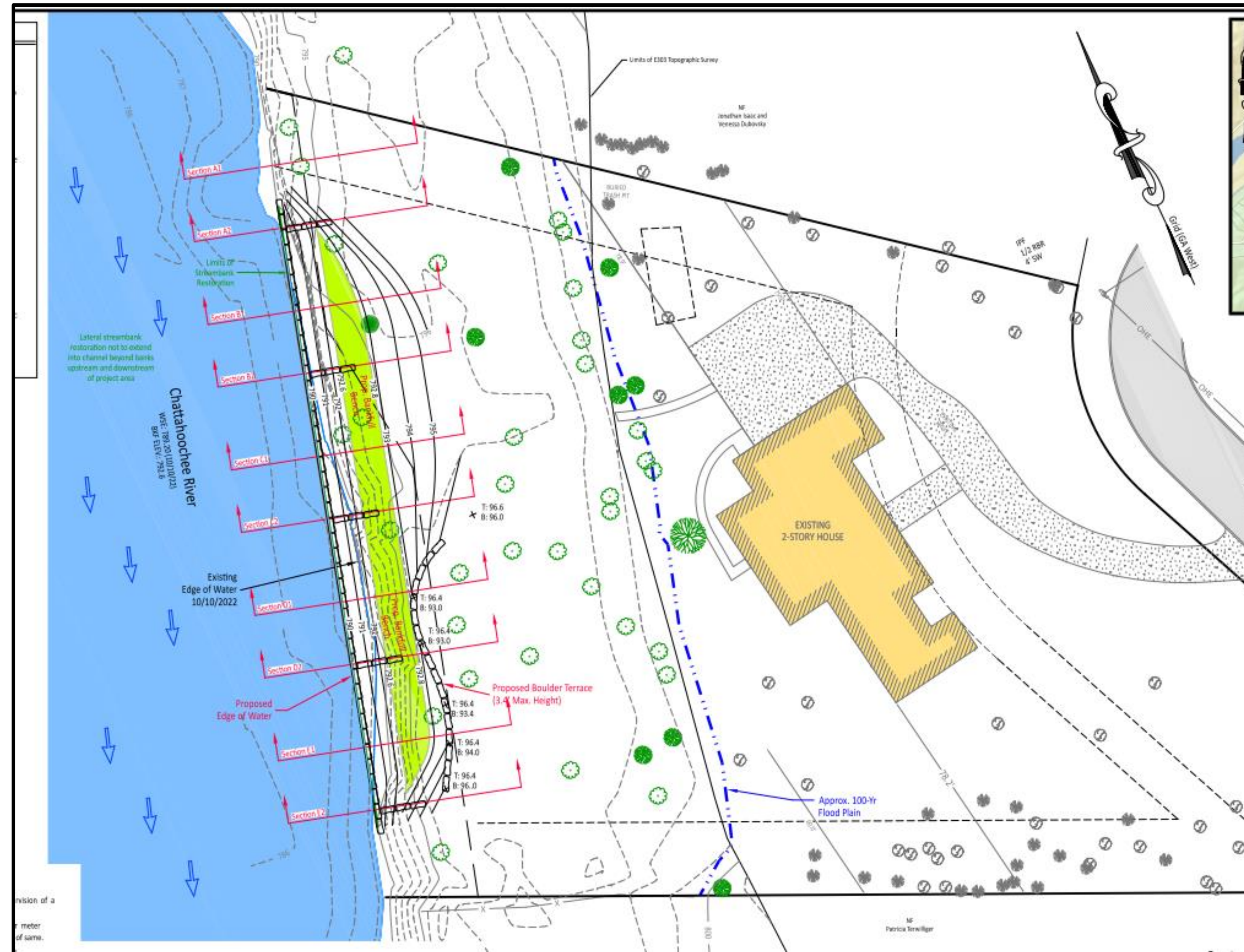
Aerial Image



Survey



Site Plan

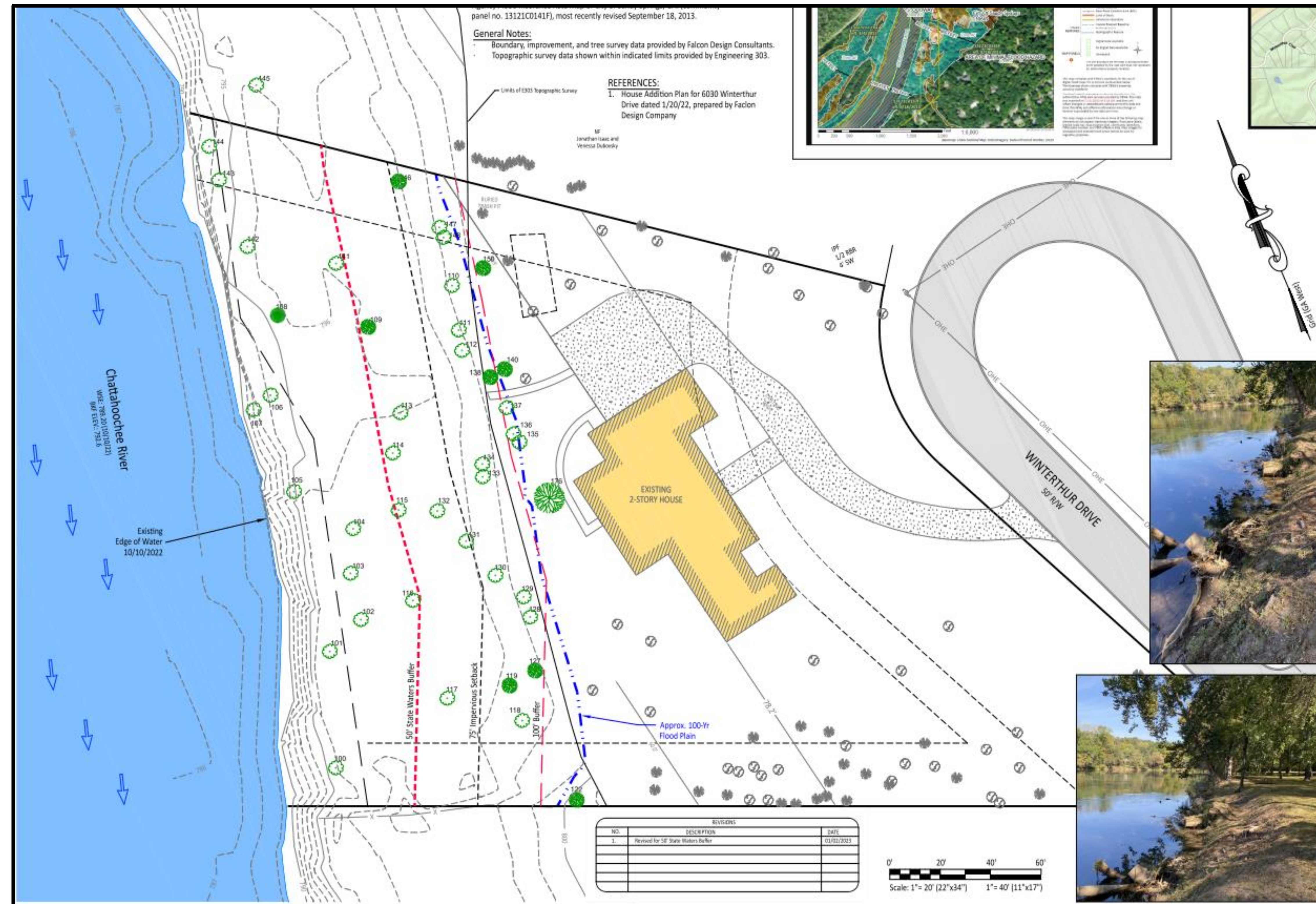


Existing Development

- The 1.56-acre property zoned RE-2 (residential estate – 2 acres minimum), is currently developed with a 2-story single-family home built in 1977. According to Fulton County records, the current homeowners bought the home in May of 2021.
- The parcel is located along the Chattahoochee River, with the rear property line at the waterfront.
- The existing 268 linear feet stream buffer along the western side of the property boundary is vegetated with grass and a mixture of hardwood tree species of various sizes and ages. The quality of the buffer is moderate with severe stream bank erosion throughout the river reach, numerous large trees along the banks have or are in danger of falling over due to undercutting of the banks.

Existing Development

- The red and black dashes lines illustrate the 50' State water and the 100' buffers
- The blue dashed line illustrates the 100-year Flood Plain



View of stream bank facing southwest





View of stream bank facing northwest



View looking north from the rear yard

Proposed Development

- The proposal includes grading within the natural undisturbed vegetative buffer to stabilize the riverbank. The land disturbance activity will encroach into the State and City 50-foot stream buffers.
- The applicant also proposes constructing a 105-foot in length and 3.4-foot-tall garden wall, within the 50-foot State and City buffer; to minimize impacts to the existing overstory riparian vegetation and protect current and future tree canopy.
- The disturbed buffer areas are to be stabilized with deep rooted, native riparian vegetation according to the planting plan.

Proposed Development

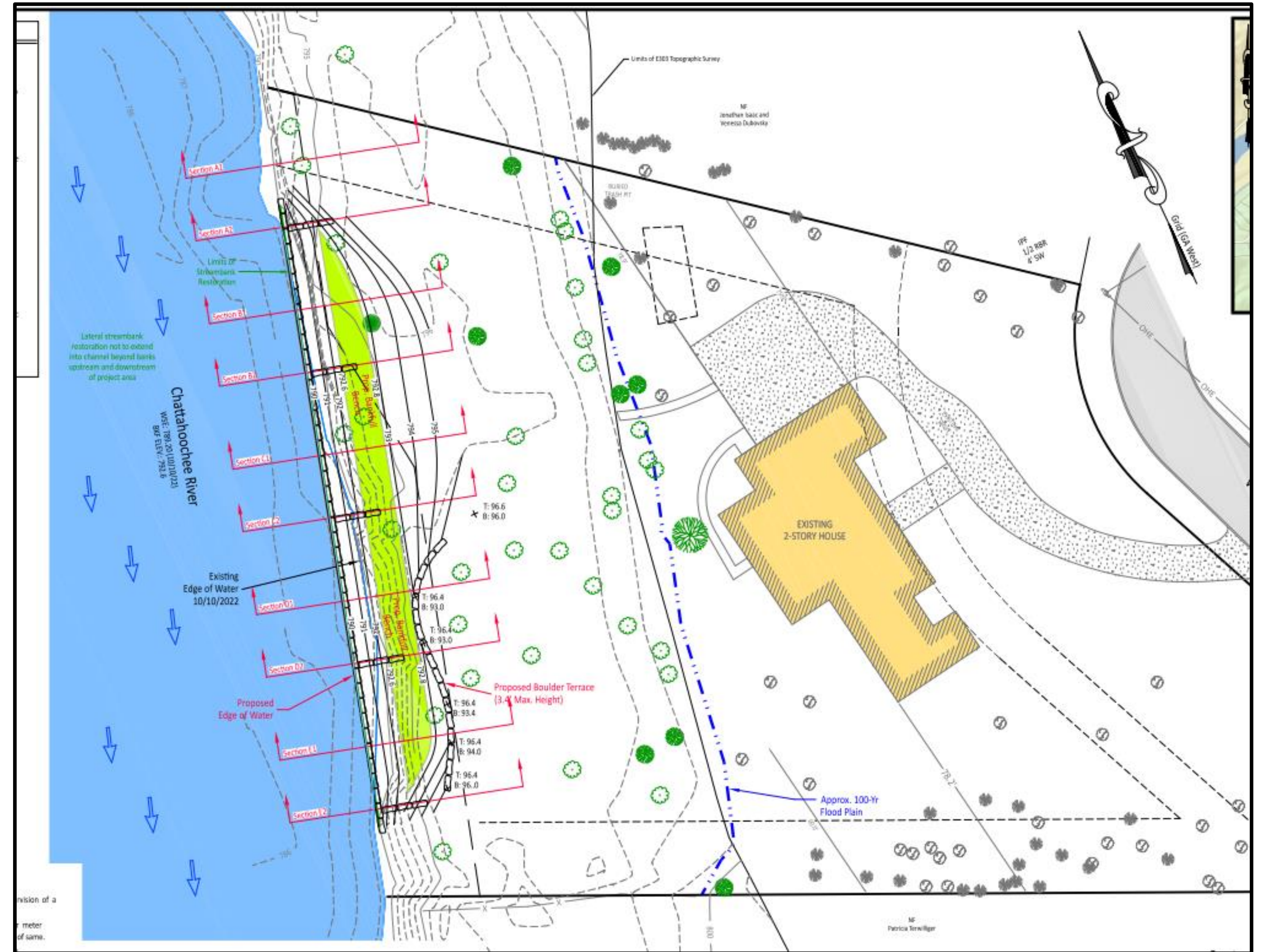
- The applicant is seeking a variance from Division 9.2. to grade into the 50-foot undisturbed natural vegetative buffer and place a wall.
- The Atlanta Regional Commission (ARC), Georgia Department of Natural Resources (DNR), and the U.S. Army Corps of Engineers have reviewed and given conditional approval of the proposed development.

Proposed Development

The blue dashed line represent the 100-year flood plain

red brackets represent the sections of work along the riverbank

The garden wall is located to the right of the green area



V23-0021 Variance Considerations

Variances will only be granted upon showing that:

- *The property's shape, topography, or other physical conditions existing on December 12, 2005, prevent land development unless a buffer or setback Variance is granted;*
 - The conditions on the property predate 2005. The home was built in the 1976 and to conduct maintenance on the stream bank, a buffer variance is required. The entire proposed wall will be placed in the City's 50-foot buffer.
- *Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create extreme hardship.*
 - Strict adherence to the buffer requirements would create extreme hardship for the applicant and other property owners. Not allowing the buffer encroachment needed to stabilize the stream bank and protect current and future tree canopy would lead to the complete failure of the stream bank, which would likely cause flooding on the subject property and destruction of all vegetation.

V23-0021 Variance Considerations

- ***The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property; and.***
 - Staff believes that the variance request will provide the minimum relief necessary to make reasonable use of the property. It will allow the applicant to maintain their property and prevent devaluation which would result in allowing the stream bank to fail completely. The request is to build a stacked stone garden wall, therefore, minimizing the impact on the area.

Recommendations

- Staff recommends **Conditional Approval of Variance V23-0021**, Request for a variance from Division 9.2. to encroach into the 50-foot undisturbed natural buffer to stabilize the stream bank along the shoreline of the Chattahoochee River.
 - Construction must be substantially similar to the submitted site plans.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, September 6, 2023

Case: **V23-0022 – 220 Zeblin Road**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: August 23, 2023

REQUEST

Request for a Variance from Section 9.4.3.A.2.a to allow tiered retaining walls to be placed less than four feet apart.

APPLICANT

Property Owners:	Petitioner:	Representative:
Shira Cohen	Ashley Barton	Ashley Barton

RECOMMENDATIONS

Department of Community Development

Staff recommends **Denial** of **Variance(s)** V23-0022.

MATERIALS SUBMITTED AND REVIEWED

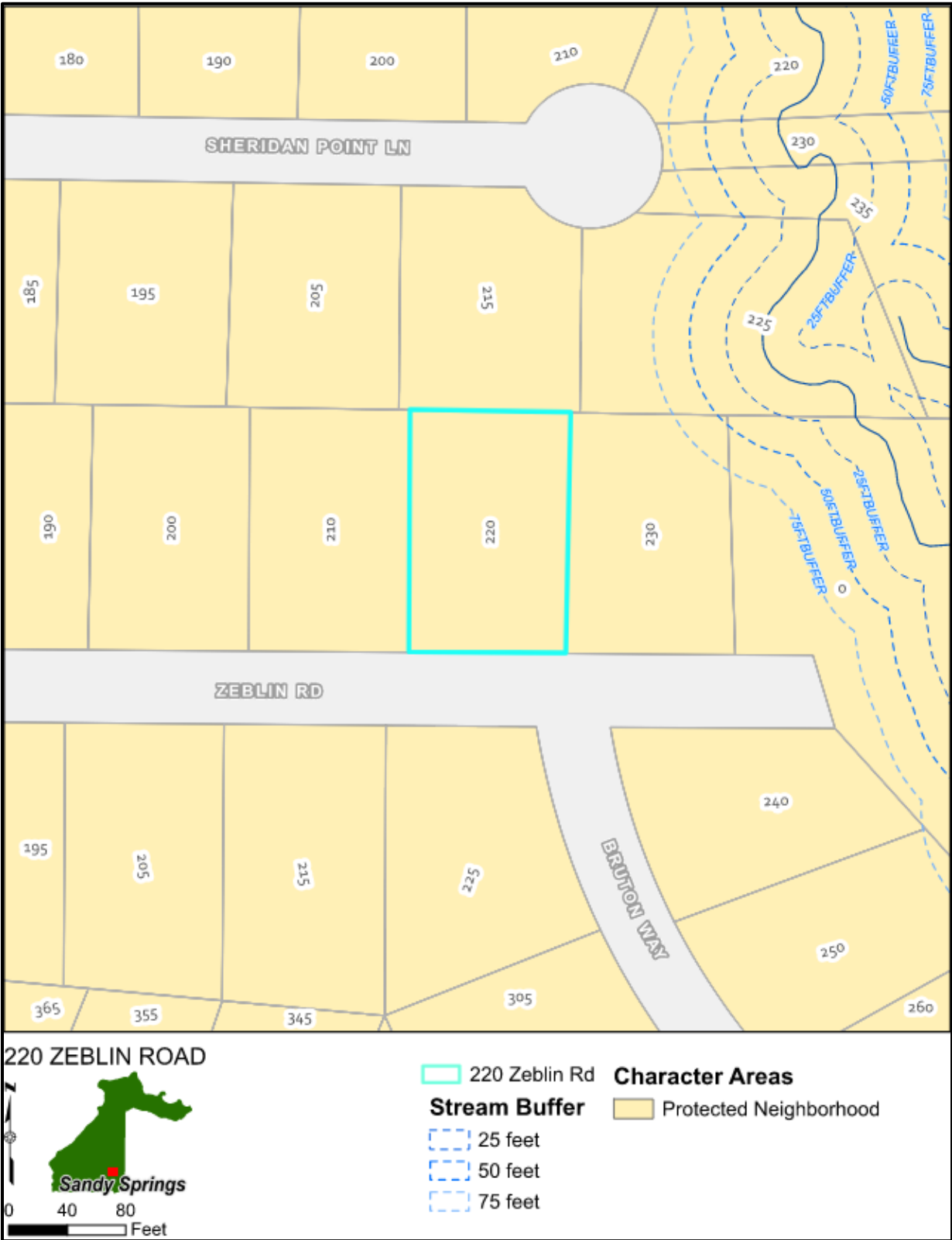
Materials and Plans

1. "220 Zeblin Road_Application Forms.pdf" received on July 27, 2023
2. "220 Zeblin Road_Engineer Report Set.pdf" received on July 27, 2023 stamped by Albert J. Palmer P.E.
3. "220 Zeblin Road_Site Plan Set.pdf" received on June 9, 2023 stamped Michael R. Noles

PROPERTY INFORMATION	
Location:	220 Zeblin Road (17 003900020080)
Council District:	5 – Tibby DeJulio
Neighborhood:	High Point Civic Association
Road frontage:	Approximately 109 feet
Lot Depth	Approximately 165 feet
Acreage:	0.42 acres
Current Zoning	RD-18 (Residential Detached – 18,000 square feet minimum)
Existing Land Use:	Single-family detached residence
Previous Zoning Cases:	NA
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	Zoning	Address(es)	Land area (acres) (approximate)
North	RD-18/Residential Detached	215 Sheridan Point Lane	0.43 Acre
Northeast	RD-27/Residential Detached	225 Sheridan Point Lane	0.65 Acre
Northwest	RD-18/Residential Detached	205 Sheridan Point Lane	0.41 Acre
East	RD-18/Residential Detached	230 Zeblin Road NE	0.43 Acre
Southeast	RD-18/Residential Detached	240 Burton Way NE	0.48 Acre
South	RD-18/Residential Detached	225 Zeblin Road NE	0.52 Acre
Southwest	RD-18/Residential Detached	215 Zeblin Road NE	0.48 Acre
West	RD-18/Residential Detached	210 Zeblin Road NE	0.42 Acre
PROPOSED DEVELOPMENT			
-	RD-18/Residential Detached	220 Zeblin Road NE	0.42 Acre

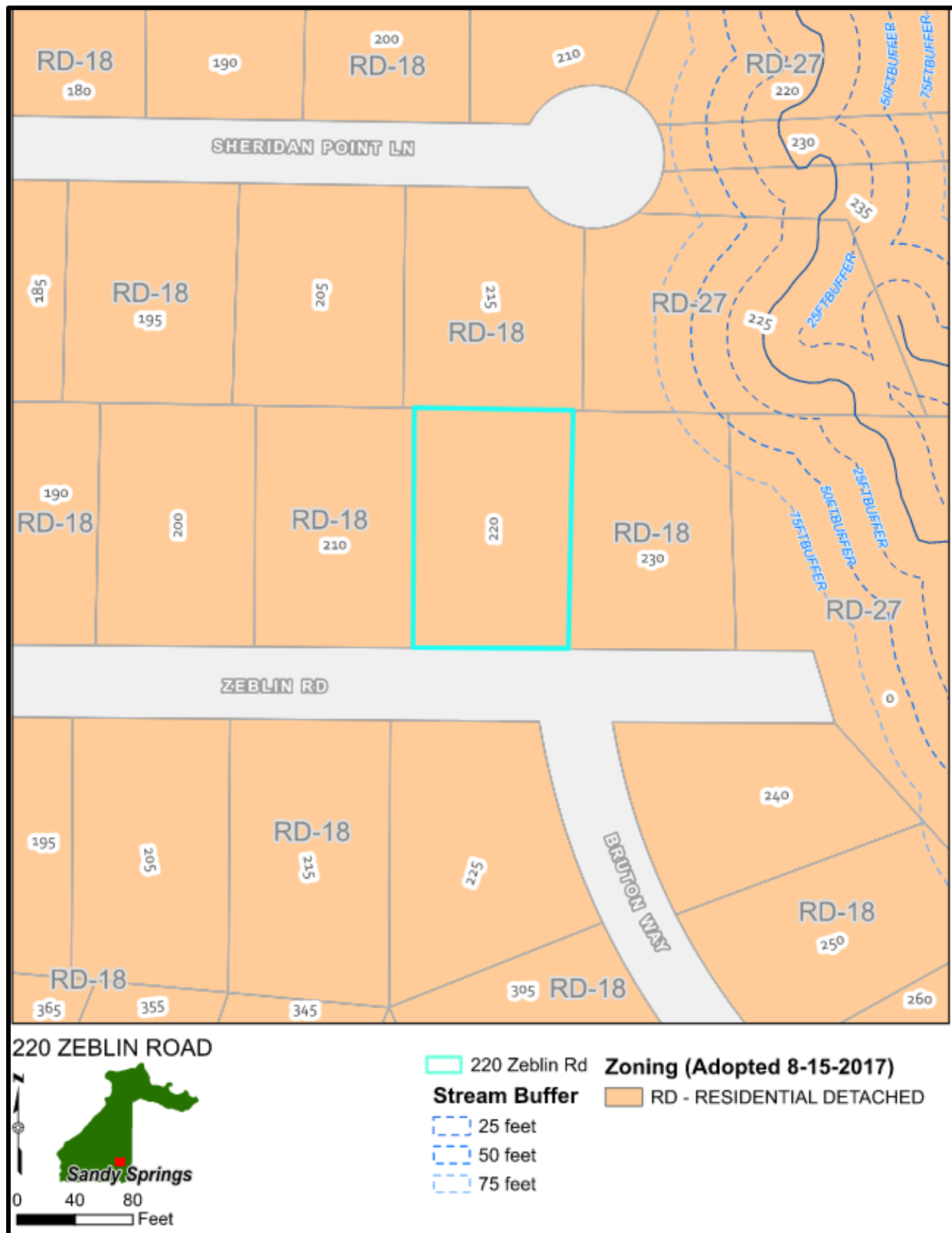
CHARACTER AREA MAP

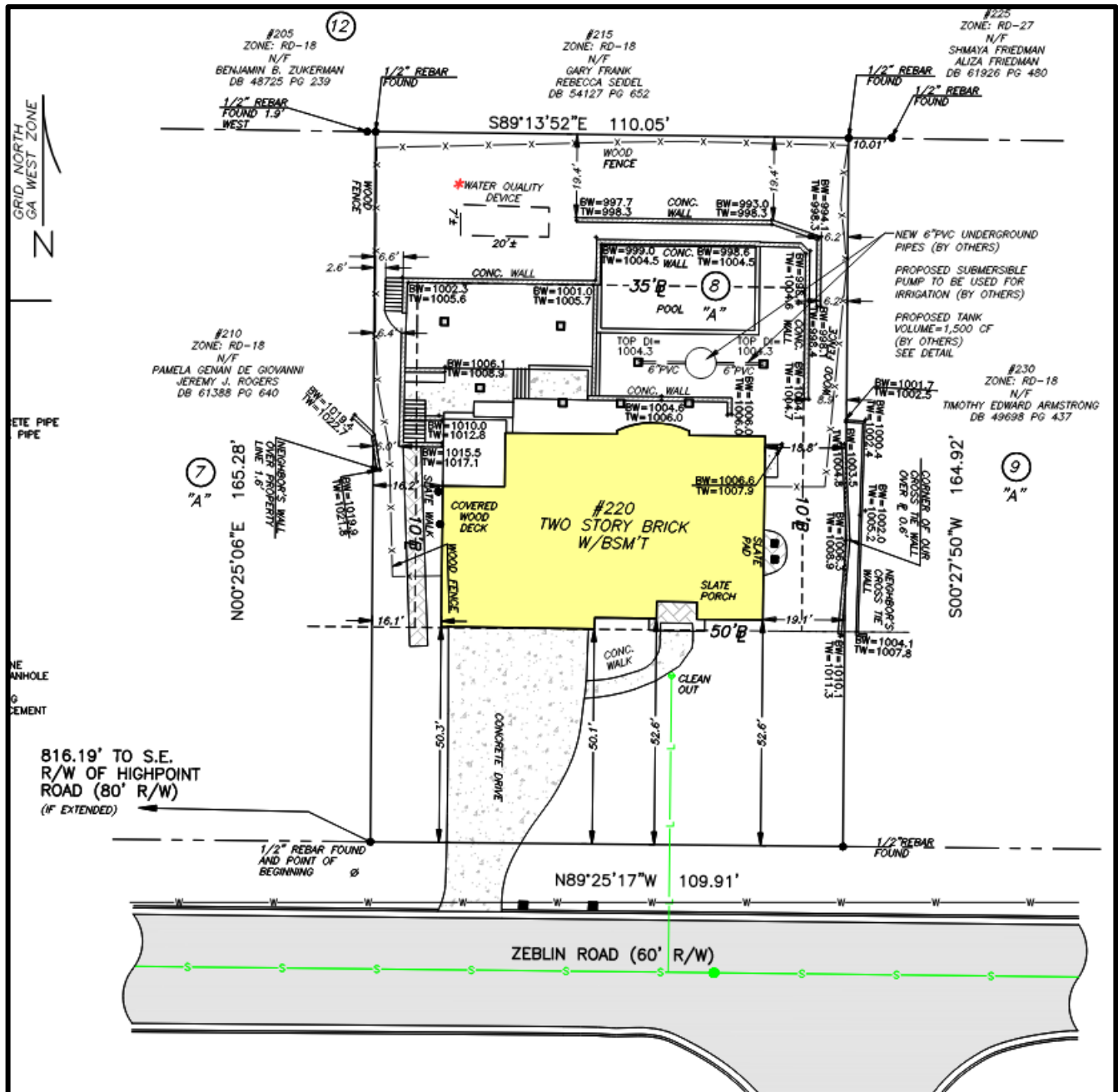


AERIAL IMAGE



ZONING MAP





EXISTING DEVELOPMENT

The 0.42-acre subject property zoned as RD-18 (residential detached – 18,000 square feet minimum) is currently developed with a 2-story single-family home with a basement, a 3-car garage, and a pool. According to Fulton County Tax records, the current homeowners purchased the home in 2016. The elevation of the rear yard varies by approximately 18 feet between the rear of the home and the rear property line, requiring the installation of retaining walls to create leveled areas. Currently, in the northernmost portion of the tiered retaining walls, there are approximately two feet between the outer face of the upper wall and the inner face of the lower wall. The development code requires that the retaining walls be separated by at least four feet.



The applicants are seeking Variance from Section 9.4.3.A.2.a to allow tiered retaining walls to be placed less than four feet apart.



View of the tiered retaining walls looking north at the east property line



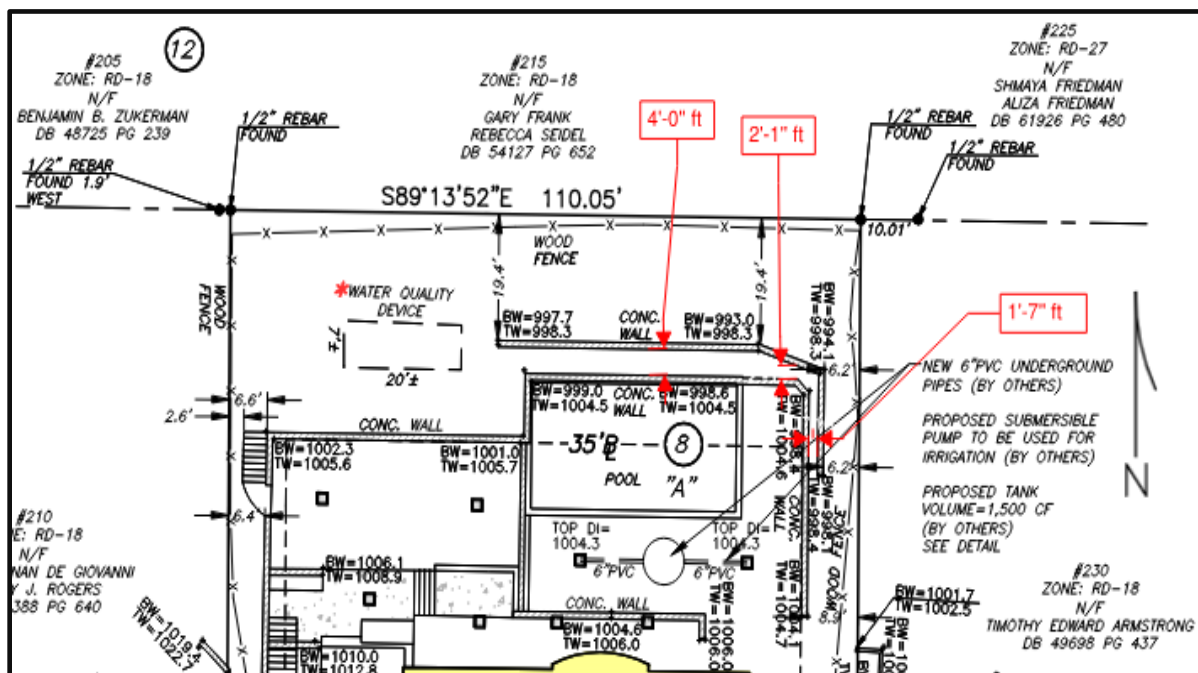
Aerial image of the angled portion of the retaining walls

EXISTING DEVELOPMENT/VARIANCE REQUEST

The applicant is seeking a variance from section 9.4.3.A.2.a to allow tiered retaining walls to remain less than four feet apart. The applicant previously submitted and obtained a permit in 2020 for these retaining walls however, the approved plans had not been adhered to, and the walls were constructed less than four (4) feet apart. The as-built survey revealed that the tiered retaining walls did not meet the required code regulations.

Per the Sandy Springs Development Code, Section 9.4.3.A.2.a. *Spacing – Distance* – Retaining walls must be separated horizontally by at least four (4) feet from other retaining walls (measured from the back of the lower wall to the front of the upper wall). This horizontal separation area must be graded to capture stormwater and not sloped such that stormwater will run off. The stormwater design must be included with the retaining wall permit plans.

The intent of this request is to permit the installed tiered retaining walls that are less than the four (4) feet apart required by the development code.



V23-0022 VARIANCE CONSIDERATIONS

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

1. Variances will only be granted upon showing that:

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

Finding: It is Staff's view that the application of the development code does not constitute a hardship. The approved permit, issued in 2020, included the correct code compliant spacing between the walls, however the plans were not followed during construction in error.

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

Finding: All the properties along Zebelin Road share similar topographic characteristics which does not make this an unusual circumstance. The elevation of the rear yard necessitates the installation of retaining walls to create flat areas. The standard-shaped lot provides the applicant with a sufficient amount of land to construct a reasonable residence on the property.

2. Further, the application must demonstrate that:

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

Finding: The applicant acknowledges that they deviated from the permitted retaining wall design specifications and constructed the retaining walls two (2) feet apart instead of the prescribed four (4) feet. The applicant is solely responsible for constructing the currently non-compliant retaining walls.

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

Finding: It is Staff's view that the appropriate use of the property is as a single-family home, with curtilage existing and being utilized in a typical detached residential environment. The applicant has sufficient space in the northeast corner of the property to alter the angled portion of the lower retaining wall. There is also space to move the upper retaining wall inward towards the pool to meet the requirements of the development code.

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

Finding: The Development Code (Sec. 9.4.3.A.2.a.) requires that all retaining walls be separated horizontally by at least four (4) feet from other retaining walls (measured from the back of the lower wall to the front of the upper wall). A major feature of The Next Ten is to protect and preserve the City's neighborhoods, and a way in which that is codified is through regulations governing the location and spacing of structures. In this regard, the request would not result in development that is consistent with the general intent of the Development Code. While this retaining wall placement is not consistent with the Development Code or The Next Ten, it is not detrimental to the public good, safety, and welfare.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

City Engineering recommends denial. The Approved design and construction plans met the Development Code and could have been constructed in a way to meet Code. It is clearly explained during pre-construction meetings with our Land Development Inspectors that the contractor must follow the approved plans and that any proposed deviation must be submitted for a review as a Permit Revision prior to progressing with the project. Should the Board choose to approve the variance, City Engineer recommends heavy planting along the wall with an evergreen planting that will be full from the ground to top such that it completely obscures the wall.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Land Development Manager:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Following review, and based on the findings, staff recommends **Denial** of **Variance V23-0022**, a request for a Variance from Section 9.4.3.A.2.a to allow tiered retaining walls to be placed less than four feet apart. Should the Board choose to approve this variance request, Staff recommends the following conditions:

- The applicant must install heavy plantings of evergreens along the wall that will be full from the ground to the top such that it completely obscures the wall; and that such plantings are subject to the approval by the City Arborist and City Engineer.

Fulton Sheriff's app now features stats for county jail

By Rachel Kellogg
@RachelINBR

The Fulton County Sheriff's Office introduces the Check the Stats feature on the Fulton County Sheriff's Office External App.

This feature provides the public with access to essential data about the county jail, including jail population, personnel (including staff levels), facility maintenance, outsourcing of inmates to other facilities, and comprehensive healthcare information (inmate wellness, hospital visits, pharmacy services and illness).

Key highlights of the "Check the Stats" feature include

- ♦ Jail population
- ♦ Outsourcing and loan out data
- ♦ Facility maintenance
- ♦ Healthcare: including inmate wellness, ER send outs, pharmacy and sick call.

To access the Check the Stats feature and explore the information it offers, download the Fulton County Sheriff's App, available for both iPhone and Android devices. Visit the iPhone App Store or Google Play and search for "Fulton County Sheriff's App."

"We encourage all members of the community, media organizations, and stakeholders to take advantage of this resource and stay informed about the important work being done by the Fulton County Sheriff's Office," a news release said.



A screencap of the Fulton County Sheriff's App's main menu.

New Ga. prep rules for teachers scrap 'diversity,' other 'woke' words

By Dave Williams
Capitol Beat News Service

ATLANTA — Legal limits on how Georgia teachers can approach potentially divisive subjects are spreading from elementary and secondary school classrooms to university lecture halls.

Controversial changes to rules for teacher training the Georgia Professional Standards Commission (PSC) adopted in recent months took effect Aug. 15. The new rules delete words including "diversity," "equity" and "inclusion," and replace them with phrases including "fair access, opportunity, and advancement for all students."

Those required changes in nomenclature also are tucked into broader legislation the Republican-controlled General Assembly passed last year prohibiting the teaching of "divisive concepts" in Georgia elementary and secondary schools. At the time, legislative Democrats, teachers, and civil rights advocates argued the restrictions would prevent teaching students the full reality of Georgia and U.S. history, both the good

and the bad. The new rules are sowing confusion among teachers, said Sarah Hunt Blackwell, First Amendment policy advocate for the Georgia chapter of the American Civil Liberties Union.

"Educators don't know what they can and can't say," she said. "It's a continuation of the divisive concepts bill."

But supporters say the changes were adopted in an effort to avoid confusion.

Brian Sirmans, the commission's chairman, said the University System of Georgia (USG) asked for the new rules to clarify expectations for incoming teachers. The words the commission voted unanimously to delete from teacher preparation standards have come to mean different things to different people in recent years, which has made interpreting them difficult, Sirmans said he was told by university system officials.

The changes are not aimed at reducing educational opportunities for minority students in Georgia, Sirmans told his commission colleagues before a vote in June.

"We still expect to prepare

educators who are well prepared to meet the needs of all of the students they encounter," he said.

The university system, in a statement, said the new rules came about after the system asked the commission for improvements in literacy education and in what's required of teacher education programs on how to teach children to read.

"The proposed changes are the result of USG and PSC working together to review and revise rules for teacher preparation based on research-based practices that have been demonstrated to work best in teaching reading," the statement read. "USG teacher preparation programs will follow these rules as updated and approved by the PSC."

But critics say Georgia's new rules are part of a multi-state effort by conservative Republicans aimed at "woke" policies in education, including the "Don't Say Gay" bill Florida lawmakers passed last year prohibiting discussion of sexual orientation and gender identity in the schools.

"These rules changes indicate the commission doesn't see the necessity of teachers being prepared to teach diversity," Hunt-Blackwell said.

Hunt-Blackwell said the proposed rules changes were moving "under the radar" until the Georgia Coalition for Education Justice — an alliance of students, educators, parents and civil rights advocates — got wind of them. The coalition sent a four-page letter to the commission opposing the changes, held news conferences, and assembled speakers to testify against the rules at commission meetings.

"This has made a huge splash," Hunt-Blackwell said. "This was the first time in decades people came to testify at their meetings."

Hunt-Blackwell cited a study released last year by Hanover Research — a think tank that encourages school districts to adopt diversity, equity, and inclusion (DEI) policies — that reported a link between teachers prepared in DEI and a narrowing of academic achievement gaps for students.

"We as educators recognize our student body reflects our communities and state, and the population of our state is more diverse than ever," said Lisa Morgan, president of the Georgia Association of Educators. "Aspiring educators need the course work, information, and resources so they are not overwhelmed by the diversity of their classrooms."

Morgan said Georgia's teacher preparation programs have improved significantly in recent years.

"Changing these rules is taking a piece of that away," she said. "Taking out these words is, in a sense, watering down."

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number:	V23-0022
Petitioner:	Ashley Barton
Property Location:	220 Zebelin Road Parcel # 17 003900020080
Current Zoning:	RD-18
Request:	Request relief from Section 9.4.3.A.2.a to allow tiered retaining walls to be placed less than four feet apart.
Public Hearings:	Board of Appeals September 6, 2023, at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	Live stream at www.sandyspringsga.gov/stream . For instructions on how to provide public comment during Public Hearing, please visit http://spr.gs/publiccomment .

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number:	V23-0021
Petitioner:	Kelen K. Shostak
Property Location:	6030 Winterthur Drive Parcel # 17 020600010120
Current Zoning:	RE-2
Request:	Request for relief from Division 9.2. to encroach into the 50-foot undisturbed natural vegetative buffer for a stream bank stabilization.
Public Hearings:	Board of Appeals September 6, 2023, at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	Zoom Webinar at www.sandyspringsga.gov/stream for instructions on how to provide public comment during Public Hearing, please visit http://spr.gs/publiccomment .

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carriage
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2023
CARRIAGE KIA
GRAND
STAND

RECEIVED
7/27/2023 at 11:46 am
LSW



SANDY SPRINGS™
GEORGIA
PROJECT INFORMATION SHEET

PROPERTY	Address(es): 220 Zeblin Road Sandy Springs, GA 30342	
	Parcel Tax ID(s): 17 003900020080	
	Total acreage: 0.42	Council District: Council District 5
	Current zoning: RD-18	Current use: Residential, Single Family Home
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Code Section No.):	
	Code section 9.4.3.A.2.a: Request a variance to decrease the distance (spacing) between a tiered wall from 4 ft to 2ft. The walls are already built, thus requesting an after the fact variance. The existing tiered walls are 4 ft in height, engineered, and inspected. See attached documentation.	
	Petitioner: Ashley Barton	
	Petitioner's address: 1301 Iron Mountain Road Canton, GA 30115	
	Phone: [REDACTED]	Email: [REDACTED]

OWNER	Property owner: Shira Cohen	
	Owner's address: 220 Zeblin Road Sandy Springs, GA 30342	
	Phone: [REDACTED]	Email: [REDACTED]
	Signature (authorizing initiation of the process): [REDACTED]	
	If the property is under contract, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: July 11, 2023	Anticipated Application date: July 27, 2023
Anticipated BOA date: 9/6/2023	
ADDITIONAL INFORMATION NEEDED:	



SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>Shira Cohen</u>	Sworn and subscribed before me this
Address: <u>220 Zebelin Road</u>	<u>25</u> th day of <u>July</u> 20 <u>23</u>
City, State, Zip Code: <u>Sandy Springs, GA 30342</u>	Notary public: <u>Brandy Weldy</u>
Email address: [REDACTED]	Seal:
Phone number: [REDACTED]	BRANDY J. WELDY NOTARY PUBLIC Cherokee County, State of Georgia My Commission Expires 02/09/2026
Owner's signature: <u>[Signature]</u>	BRANDY J. WELDY NOTARY PUBLIC Cherokee County, State of Georgia My Commission Expires 02/09/2026

Commission expires: 2/9/26

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>Ashley Barton</u>	Sworn and subscribed before me this
Company name: <u>Georgia Classic Pool</u>	<u>25</u> th day of <u>July</u> 20 <u>23</u>
Address: <u>1301 Iron Mountain Road</u>	Notary public: <u>Brandy Weldy</u>
City, State, Zip Code: <u>Canton, GA 30115</u>	Seal:
Email address: [REDACTED]	BRANDY J. WELDY NOTARY PUBLIC Cherokee County, State of Georgia My Commission Expires 02/09/2026
Phone number: [REDACTED]	Commission expires: <u>2/9/26</u>
Applicant's signature: <u>[Signature]</u>	

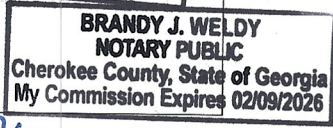


SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

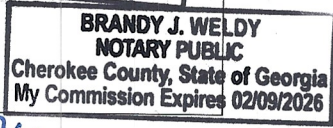
A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

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>Austin Cohen</u>	Sworn and subscribed before me this
Address: <u>220 Zeblin Road</u>	<u>25</u> th day of <u>July</u> 20 <u>23</u>
City, State, Zip Code: <u>Sandy Springs, GA 30342</u>	Notary public: <u>Brandy Weldy</u>
Email address: [REDACTED]	Seal:
Phone number: [REDACTED]	
Owner's signature: <u>[Signature]</u>	

Commission expires: 2/9/26

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

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

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

220 Zeblin Road

Letter of Intent

Variance Request

Code Section 9.4.3.A.2.a

To Whom it May Concern,

I am the applicant for the project at 220 Zeblin Road. The homeowners being Austin and Shira Cohen. We are requesting a variance to decrease the spacing between a tiered wall system that is currently already built. Per the code, the spacing between the two walls is supposed to be the same as the height of the wall.

The existing tiered walls are 4' in height, meaning the spacing between the walls should have been 4' wide. As you can see by the attached as-built survey, the tiered wall system runs parallel to the rear, then makes a 90 degree turn to run parallel to the side property line. The lower wall was built according to the site plan, in the approved location. The upper wall was built in the approved location along the rear property line. However, when the wall angled at the side property line, we built the wall 2 ft closer to the lower wall than was approved by the city (according to the site plan). Therefore, the distance between the tiered walls on the East side of the property is only 2 ft when it should have been 4 ft.

This tiered wall system was a separate permit obtained along with a swimming pool permit back in 2020. The swimming pool sits at an elevation of approximately 997.9. There is about a 10 ft elevation difference between the top of the pool and bottom of the tiered wall system, thus creating the need for this wall system. The tiered wall system was designed and engineered by a reputable third-party engineer. We do have a design from that engineer (attached all documents in this packet) showing that the wall was engineered the way it was built. We had the wall inspected by the engineer throughout the entire process of construction. Structurally, this tiered wall system is built accurately and to the engineer designs. There is no concern that the walls were not built accurately, nor that they will fail due to them being 2 ft apart at that one section of the wall.

The alternative to building the wall as it was built was to build it as it was to the approved site plan, ensuring the small portion that is 2 ft spacing was 4 ft spacing. This was not done intentionally. At the time of building this wall, we did not change the plans with the intention or knowledge that it was simply not allowed or to code. We were not versed with the code, which we admit was our own fault. Our intention in moving the upper wall closer to the lower wall was simply to provide the homeowner with more usable yard space beside their pool.

Thank you for your time and consideration,

Ashley Barton

Georgia Classic Pool

220 Zebelin Road

Variance Analysis

Code Section 9.4.3.A.2.a

To Whom it May Concern,

To further detail the variance request as listed in my previous letter of intent, we believe the application of the Development Code would create an unnecessary hardship for this case because we would have to demo the top tier wall and move it 2 feet closer to the pool. We understand and accept full responsibility for the fact that this hardship was created by our own lack of knowledge, however, we do feel as though the hardship it would create on the homeowner and the surrounding neighbors would end up being much greater than allowing the wall to remain at the 2 foot interval – especially because the section of wall that is spaced 2 feet versus the required 4 feet is only a short section of the entirety of the wall. We also feel that from an aesthetic point of view, this does not change anything. For instance, if viewing the pool from the neighboring property, how does 2 feet change the aesthetics. The walls are still tiered, so there is still a visual break in between the walls.

We do believe that the exceptional conditions are the extreme topography associated with this property. We also feel the extraordinary condition would be that this is an “after the fact” variance request. The walls are already built. The pool is already completed. This project is essentially done, minus the certificate of completion and finalizing the inspection process.

As stated in my letter of intent, this decision to change the distance between the walls in this one area was not made with ill intention or malice. Georgia Classic Pool has done a vast amount of work in the City of Sandy Springs. We have a good reputation for our construction and work ethic among the city and surrounding municipalities as well. We do admit that we are human and apologize sincerely for the fact that we did not understand the full complexity of this code. We did, however, make sure that, structurally, this wall was built correctly. I have attached all engineer reports and letters in this packet for your review.

To our knowledge of the code, now, we understand that this code was put in place to ease the aesthetic appeal of a large wall. Therefore, by making the wall “tiered”, it breaks up the wall in these situations where a large wall is needed. We believe and feel that from the exterior, looking at the wall, we still accomplish this goal, even though the upper wall is 2 feet closer in one area. The homeowners have spoken with their surrounding neighbors, all of which are in support of this wall remaining as is. We will obtain actual letters of support for this claim and provide them to you. The homeowner and our company feel strongly that the destruction of this part of the wall to move it back 2 feet would cause more detriment to the homeowners and the surrounding neighbors, who do not want to see more construction. As the neighbors can visually see the tiered wall system, they are in support of our variance request, to allow the walls to remain as is.

Moving forward, I can say this is something our company has taken much knowledge and growth in. We do understand the consequences of not being fully knowledgeable on the code and can ensure something like this will never happen again. We do apologize, but hope that you can understand where we are coming from on this and help us move forward without causing more detriment to the homeowner and existing neighbors in this community.

Thank you,

Ashley Barton

Georgia Classic Pool

Description

220 Zeblin Road N.E

All that tract or parcel of land lying and being in Land Lot 39 of the 17th District of Fulton County, Georgia and being designated as Lot 8 Block "A" Oakridge Forest (Formerly Ridgeview Forest) as Recorded in Plat Book 113 Page 29 Fulton County, Georgia Records on a plat of survey for Austin Cohen and Shira Cohen by McClung Surveying Services, Inc. dated 1-3-23, Last Revised 5-23-23 and being more fully described as follows;

To reach the Point of Beginning, start at a point located at the intersection of the North Right-of-Way of Zeblin Road (60' R/W) and the Southeasterly Right-of-Way of Highpoint Road (80' R/W) (if Extended). Thence running Easterly along North Right-of-Way of Zeblin Road a distance of 816.19 feet to a 1/2" rebar found and the Point of Beginning. Thence from the Point of Beginning and leaving Right-of-Way and running N00°25'06"E a distance of 165.28 feet to a 1/2" rebar found. Thence running S89°13'52"E a distance of 110.05 feet to a 1/2" rebar found. Thence running S00°27'50"W a distance of 164.92 feet to a 1/2" rebar found located along the North Right-of-Way of Zeblin Road. Thence running N89°25'17"W along Right-of-Way a distance of 109.91 feet to said 1/2" rebar found and the Point of Beginning.

Said tract or parcel of land containing 0.417± acres or 18,158± square feet.

GA Professional Engineering Firm (PEF) 4308
Expires 6/30/22

Office: (770)886-5033
Fax: (770) 886-8084

July 25, 2023

Georgia Classic Pool
ashley@georgiaclassicpool.com

Project at 220 Zebelin Road
City of Sandy Springs Building Permit Number RW20 - 00049

Dear Ms. Barton:

Following your request, we are providing a detailed inspection letter outlining the dates and installation details of our inspections of the terraced retaining wall system at the above referenced address.

We inspected the lower retaining wall footing on March 5, 2021. The footing rests on firm, residual soil and was installed per the drawing by Palmer CCI, Sheet 1 for a 6' high wall.

We inspected the wall installation for the lower retaining wall on March 12, 2021. The wall is 10" thick x 6' high and is reinforced with a grid of #4 rebar tied 10" on-center each way, per the drawing by Palmer CCI, Sheet 1.

We inspected the footing for the upper terrace wall on September 17, 2021. The footing rests on fill and is supported by helical piles spaced 6' on-center in the toe and 6' on-center in the heel. The footing dimensions and reinforcement are installed per the drawing by Palmer CCI, Sheet 1 for a 6' high wall.

We inspected the wall installation for the upper retaining wall on October 4 and 7, 2021. The wall is 10" thick x 6' high and is reinforced with a grid of #4 rebar tied 10" on-center each way, per the drawing by Palmer CCI, Sheet 1.

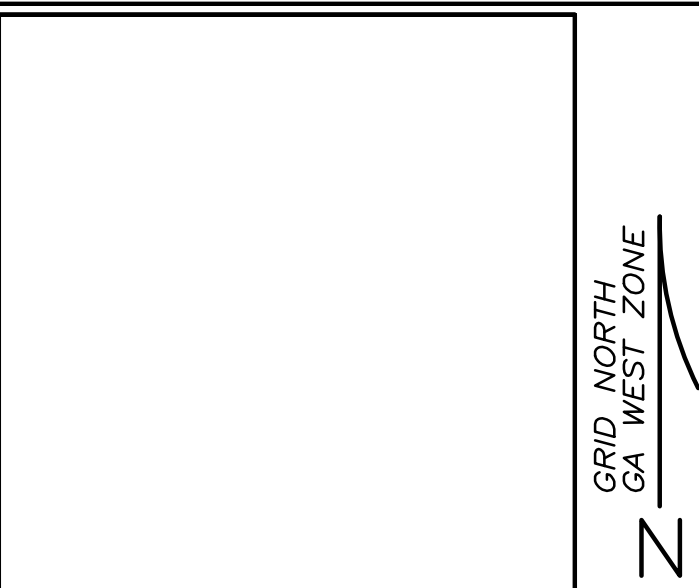
We hope this letter has provided some insight into this project. Should you have any questions regarding this report, or if we can be of further assistance, please call us at your convenience.

Sincerely,



Albert J. Palmer, P.E.
Georgia P.E. No. 15301

THJ



LEGEND

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

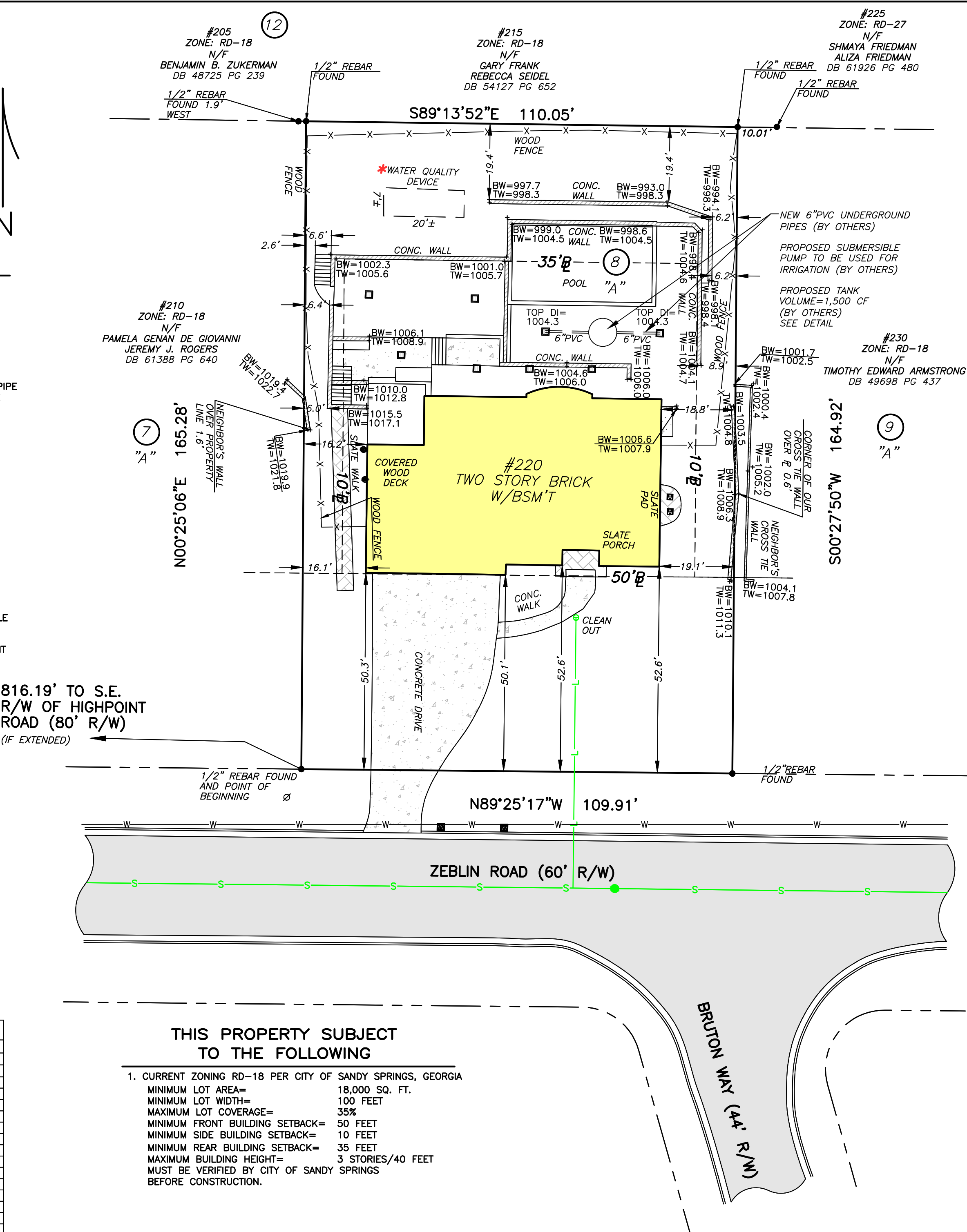
IMPERVIOUS CALCULATIONS

Area	Description	Sq. Feet
A1	House	3,109.9± SQ. FT.
A2	Concrete Drive	1,420.5± SQ. FT.
A3	Slate Walk	195.0± SQ. FT.
A4	Wood Deck	223.8± SQ. FT.
A5	Slate Porch	59.7± SQ. FT.
A6	Steps	13.5± SQ. FT.
A7	Concrete Walk	134.8± SQ. FT.
A8	Slate Pad	45.2± SQ. FT.
A9	Concrete Pad	20.2± SQ. FT.
A10	Concrete Walk	95.0± SQ. FT.
A11	Concrete Walk	196.1± SQ. FT.
A12	Steps	24.6± SQ. FT.
A13	Steps	17.9± SQ. FT.
A14	Steps	26.0± SQ. FT.
A15	Pool	690.3± SQ. FT.
A16	Steps	31.3± SQ. FT.
A17	Gravel	18.1± SQ. FT.
A18	Concrete Wall	73.1± SQ. FT.
A19	Concrete Wall	145.7± SQ. FT.
A20	Concrete Wall	22.5± SQ. FT.
A21	Border	18.6± SQ. FT.
A22	Concrete Wall	36.3± SQ. FT.
A23	Border	12.8± SQ. FT.
A24	Border	37.7± SQ. FT.
A25	Border	45.8± SQ. FT.
A26	Concrete Wall	2.8± SQ. FT.
A27	Neighbor's Wall	0.2± SQ. FT.
A28	X-Tie Wall	32.2± SQ. FT.
A29	Concrete Wall	5.0± SQ. FT.
A30	Concrete Wall	4.3± SQ. FT.
A31	Concrete Wall	9.3± SQ. FT.
A32	Concrete Wall	35.7± SQ. FT.
A33	Neighbor's Wall	6.0± SQ. FT.
Total Impervious Area		6,810.2± SQ. FT.
Total Area		18,158± SQ. FT.
Percent of Impervious Area		37.5%

NO.	REVISIONS	DATE
.		

McClung Surveying

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



THIS PROPERTY SUBJECT TO THE FOLLOWING

1. CURRENT ZONING RD-18 PER CITY OF SANDY SPRINGS, GEORGIA

MINIMUM LOT AREA=	18,000 SQ. FT.
MINIMUM LOT WIDTH=	100 FEET
MAXIMUM LOT COVERAGE=	35%
MINIMUM FRONT BUILDING SETBACK=	50 FEET
MINIMUM SIDE BUILDING SETBACK=	10 FEET
MINIMUM REAR BUILDING SETBACK=	35 FEET
MAXIMUM BUILDING HEIGHT=	3 STORIES/40 FEET

MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 1-3-23

SURVEY FOR
AUSTIN COHEN
SHIRA COHEN

220 ZEBLIN ROAD N.E.
SANDY SPRINGS, GEORGIA

TOTAL AREA= 0.417± ACRES
OR 18,158± SQ. FT.

20' 10' 0' 20' 40'

SCALE IN FEET

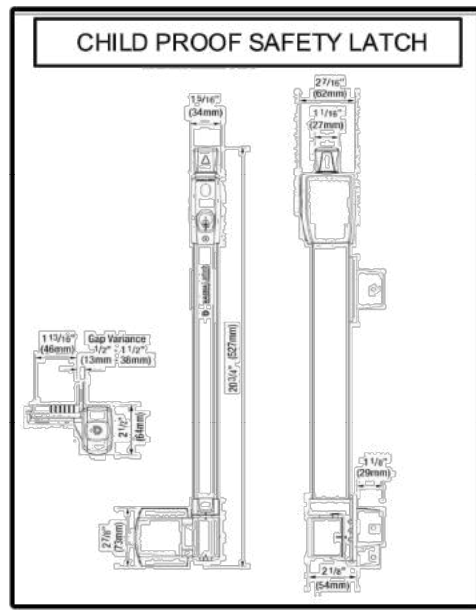
SHEET 2 OF 2

LOT 8 BLOCK "A"
OAKRIDGE FOREST
(FORMERLY RIDGEVIEW FOREST)
PHASE IIA, UNIT I

LAND LOT 39
17TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 1-3-23
FIELD: 12-29-22 SCALE: 1"=20'

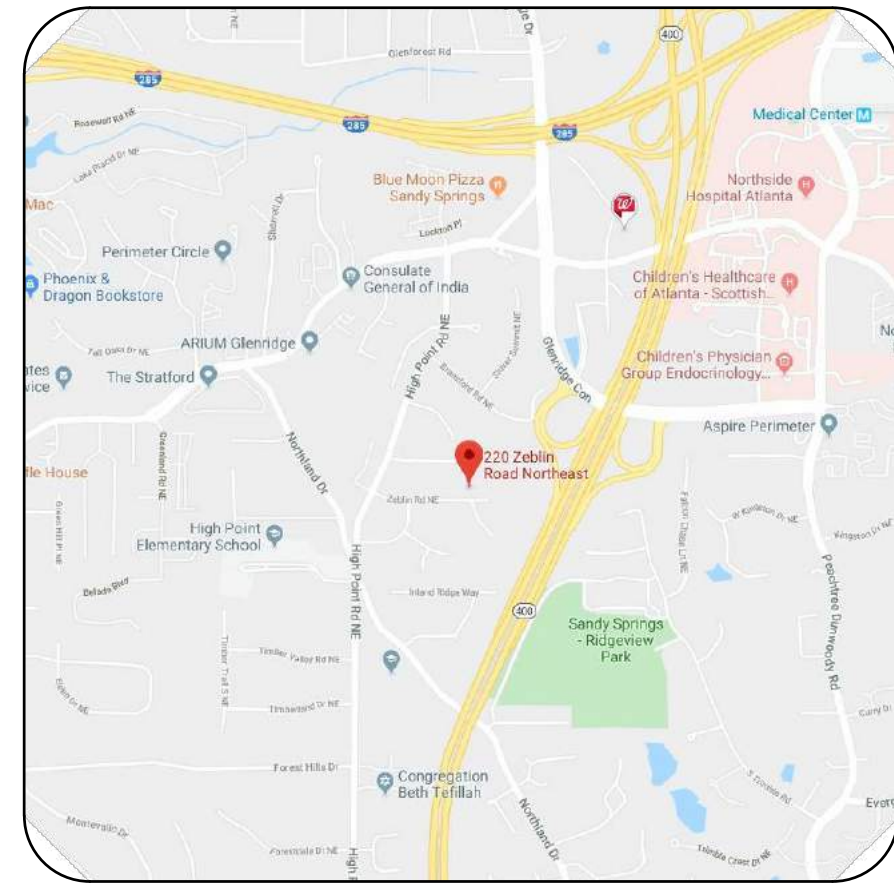
PB 113
PG 29

JOB#260066



N/F
HIGHLIGHT CHASE SUBDIVISION
GARY FRANK & REBECCA SEIDEL
ZONING RD-18

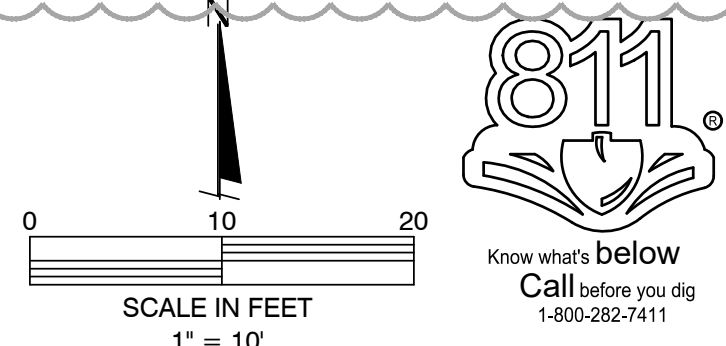
BASIS OF BEARINGS IS A SURVEY FOR 220 ZEBLIN RD.
BY LANDMAN INC. DATED 11-30-15.
REFERENCE: FINAL PLAT FOR OKRAIDGE FOREST
SUBDIVISION RECORDED IN PB 113, PG 29



NOTES

- ADDRESS - 220 ZEBLIN RD, ATLANTA, GA 30424
LAND LOT & DISTRICT - LL 39, DIST 17TH
LOT ZONING - RD-18
ADJACENT ZONINGS - RD-18
(PER SANDY SPRINGS ONLINE GIS MAP)
LOT AREA - 0.42 DISTURBED AREA - 0.14 AC
2. SCOPE OF WORK: REMOVE EXISTING WALLS & STEPS. INSTALL PROPOSED POOL(610 SF) & SPA(49 SF) WITH SURROUNDING HARDSCAPE TO INCLUDE PATIOS, STEPS, & WALLS AS SHOWN ON THE SITE PLAN. INSTALL WATER QUALITY BMP.
3. PER PROVIDED SURVEY, THE SITE IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL NO. 13121C0183F WITH EFFECTIVE DATE SEPTEMBER 18, 2013, FULTON COUNTY, GA
4. THE PROPOSED POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY HOSE. A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIB.
5. ACCESS THE CITY OF SANDY SPRINGS PORTAL TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.
6. ACCESS THE CITY OF SANDY SPRINGS PORTAL TO ARRANGE A BUILDING PRE-CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF ANY POOL CONSTRUCTION ACTIVITY.
7. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE 'STOP WORK' ORDER. THE 'STOP WORK' ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.
8. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL 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.
10. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
11. ON-SITE OPERATOR, OWNER OR APPLICANT MUST COMPLY WITH ARTICLE VI, CHAPTER 109, TITLED SOIL AND EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(D)
12. THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT, UNDER HIS DIRECT SUPERVISION.
13. AN AS-BUILT DRAWING, SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.
14. PARKING OF DUMPSTERS OR OTHER CONSTRUCTION VEHICLES/EQUIPMENT IS PROHIBITED IN RIGHT-OF-WAY
15. THIS PROPERTY IS CONNECTED TO AND SERVICED BY A PUBLICLY MAINTAINED SANITARY SEWER SYSTEM.
16. LOCATION OF ALL ZONING BUFFERS, ACCESS EASEMENTS, AND DRAINAGE EASEMENTS ARE SHOWN ON THE SITE PLAN (AS PROVIDED BY SURVEY)
17. ARC APPROVAL WOULD BE REQUIRED FOR ANY PROPERTY LOCATED WITHIN 2000FT OF THE CHATTAHOOCHEE RIVER.
18. THE ORIGINAL SURVEY FOR THE RESIDENCE HAS BEEN ALTERED TO SHOW THE PROPOSED SWIMMING POOL, FENCE, AND ASSOCIATED EQUIPMENT. NO DISTANCES, BOUNDARIES OR EASEMENTS HAVE BEEN CHANGED. RETRACEMENT SURVEY BY LANDMAN, INC. DATED 11.30.2015. EXISTING CONTOURS PROVIDED BY PREVIOUS SITE PLAN BY TIBBITS LAND SURVEYING, INC. TAKEN FROM GIS WEBSITE. TWO FOOT CONTOUR INTERVALS SHOWN. TREE LOCATIONS PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC.
19. INSTALL CODE COMPLIANT GUARDRAIL ON WALLS, WHERE REQUIRED, AND ON STAIRS RISING MORE THAN 30 INCHES.
20. SEE LANDSCAPE/HARDSCAPE PLANS FOR MORE DETAILED INFORMATION ON THE HARDSCAPE LAYOUT AND WALLS.
21. WALLS INSTALLED ALONG ALL PROPERTY LINES SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY. ALL RETAINING WALLS TO BE CONSTRUCTED OF ALLAN BLOCKS, FINISHED WITH STUCCO, THAT ARE AN EARTH TONE COLOR, PER SEC 9.4.3.
22. SPIRAL STAIR BY OTHERS TO COMPLY WITH 2018 IRC WITH GEORGIA AMENDMENTS (2020)
23. WATER & SEWER LATERALS ARE ASSUMED LOCATIONS. EDR LAND SOLUTIONS, LLC ASSUMES NO LIABILITY FOR THESE LINES, INCLUDING ACCURACY OF THE LOCATION OR COMPLETENESS. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES.
24. POOL AND ENCLOSURE CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
25. WATER METER AND SANITARY SEWER LATERAL TO BE RE-USED.
26. YARD DRAINS TO BE INSTALLED PER CONTRACTOR IN FIELD TO ROUTE WATER AROUND THE WALLS. NO DISCHARGE OVER THE TOP OF THE WALL IS ALLOWED.

24 HR CONTACT:
KAILA MUECKE
404-345-2128
GSWCC CERT # 88213

[illegible]

220 ZEBLIN RD NE
ATLANTA, GA 30342
POOL SITE PLAN

DATE	9/24/20
DRAWN BY	MDW
CHKD BY	MDW
FILE NAME	220 ZEBLIN RD
JOB NO.	E19049GA



LEVEL II # 46534

SHT. 01 OF 02

Pool20-00024R3-RW20-00049R3

220 Zeblin Road

1. ALL SWIMMING POOLS MUST BE COMPLETELY SURROUNDED BY AN ENCLOSURE. THE ENCLOSURE MUST BE AN UNCLIMBABLE FENCE, WALL OR BUILDING OF LESS THAN 5 FEET IN HEIGHT. FENCES OR WALLS MUST HAVE SELF-CLOSING, POSITIVE-LATCHING GATES PROVIDED ON THE OUTER SIDE OF THE DECK AREA. THE ENCLOSURE ENTRANCE MUST BE LOCKED WHEN POOL IS NOT OPEN FOR USE, AND ALL SURROUNDING OBJECTS OR STRUCTURES MUST HAVE A SEPARATION OF 5 FEET FROM THE ENCLOSURE TO PROVIDE AN UNCLIMBABLE SPACE. THE ENCLOSURE MUST BE IN PLACE PRIOR TO POOL COMPLETION. MATERIALS AND CONSTRUCTION MUST COMPLY WITH THE REGULATIONS ADMINISTERED BY THE FLORIDA COUNTY HEALTH DEPARTMENT. POOLS, POOL EQUIPMENT AND DECKS MUST BE A MINIMUM OF 10 FEET FROM ALL PROPERTY LINES. POOL ENCLOSURE SHALL COMPLY WITH AG 105 OF THE INTERNATIONAL BUILDING CODE AND SECTIONS 7.8.22 AND 8.2.10 OF THE CITY OF SANDY SPRINGS ZONING ORDINANCE PERTAINING TO POOL ENCLOSURES.
2. FENCE DESIGN SHALL NOT PRODUCE A 'LADDER' EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.
3. POOL FENCES MUST INCLUDE AT LEAST ONE GATED EXIT WITH A MINIMUM WIDTH OF 36 INCHES. ALL GATES ON THE EXTERIOR SIDE MUST BE OPERATED BY SELF-CLOSING POSITIVE LATCHING (IN COMPLIANCE WITH SEC. 7.8.22 OF THE DEVELOPMENT CODE).
4. THE MINIMUM HEIGHT OF POOL FENCES SHALL BE FIVE (5) FEET. THE MAXIMUM HEIGHT OF POOL FENCES SHALL BE EIGHT (8) FEET. COLUMNS MAY EXCEED EIGHT (8) FEET BUT MUST NOT EXCEED ELEVEN (11) FEET.
5. THE ENCLOSURE ENTRANCE (GATE) SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
6. IF ONLY ONE SIDE OF THE FENCE IS TO BE FINISHED, THE FENCE SHALL BE FINISHED AND CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
7. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS, DOOR SCREENS, AND OPERABLE WINDOWS WITH A SILL HEIGHT OF LESS THAN 48" ABOVE THE INDOOR FINISHED FLOOR, ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN AUDIBLE ALARM ACTIVATED BY OPENING THE DOOR(S); THE ALARM SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 1077.
8. PER SECTION 8.2.10, FENCES AND WALL FOOTINGS MUST BE ENTIRELY CONTAINED WITHIN THE PROPERTY AND CANNOT ENCROACH ONTO A PROPERTY LINE. GATES MUST BE LOCATED A MINIMUM OF 30' FROM THE EDGE OF PAVEMENT.
9. PROPOSED FENCE AND GATE COLOR IS BLACK IN ACCORDANCE WITH SECTION 8.2.10.D.

EQUIPMENT NOTES:
GROUND-MOUNTED EQUIPMENT
SCREENING MUST BE AS HIGH AS
THE HIGHEST POINT OF THE
EQUIPMENT BEING SCREENED.
SCREENING MUST COMPLY WITH
SECTION 8.2.9.B.4
EQUIPMENT LOCATION MUST
COMPLY WITH SECTION 6.1.2.B.3

EXISTING	
LOT COVERAGE BREAKDOWN	
BUILDINGS	3035 sq. ft.
DRIVEWAY	1422 sq. ft.
PORCH/DECK	311 sq. ft.
REAR STEPS/WALLS	192 sq. ft.
WALKWAY	123 sq. ft.
WALLS	149 sq. ft.
HVAC	18 sq. ft.
TOTAL COVERAGE	5250 sq. ft.
LOT AREA	18166 sq. ft.
LOT COVERAGE	28.9 %

PROPOSED	
LOT COVERAGE BREAKDOWN	
EX. BUILDINGS	3035 sq. ft.
EX. DRIVEWAY	1422 sq. ft.
EX. PORCH/DECK	311 sq. ft.
EX. REAR STEPS/WALLS	0 sq. ft.
EX. WALKWAY	123 sq. ft.
EX. WALLS	8 sq. ft.
EX. HVAC	18 sq. ft.
POOL, SPA, & EQUIPMENT	745 sq. ft.
PATIO	143 sq. ft.
WALLS & STEPS	531 sq. ft.
TOTAL COVERAGE	6335 sq. ft.
LOT AREA	18166 sq. ft.
LOT COVERAGE	34.9 %

OWNER: AUSTIN COHEN 220 ZERLIN RD NE ATLANTA, GA 30342	ENGINEER: EDR LAND SOLUTIONS, LLC 3620 WILSON BLVD SUITE C COLUMBUS, GA 31907 MATT WYATT, P.E. 706-940-2408
CONTRACTOR: GEORGIA CLASSIC POOLS 12540 BROADWELL RD, ST 2201 MILTON, GA 30004 JOSH DOVER 770-521-0708	SURVEYOR: LANDMAN, INC. 1162 ROCKBIDGE RD STONE MOUNTAIN, GA LARRY BOLLINGER 770-923-6691

816.19' ALONG R/W TO
VARIABLE R/W HIGHPOINT RD.

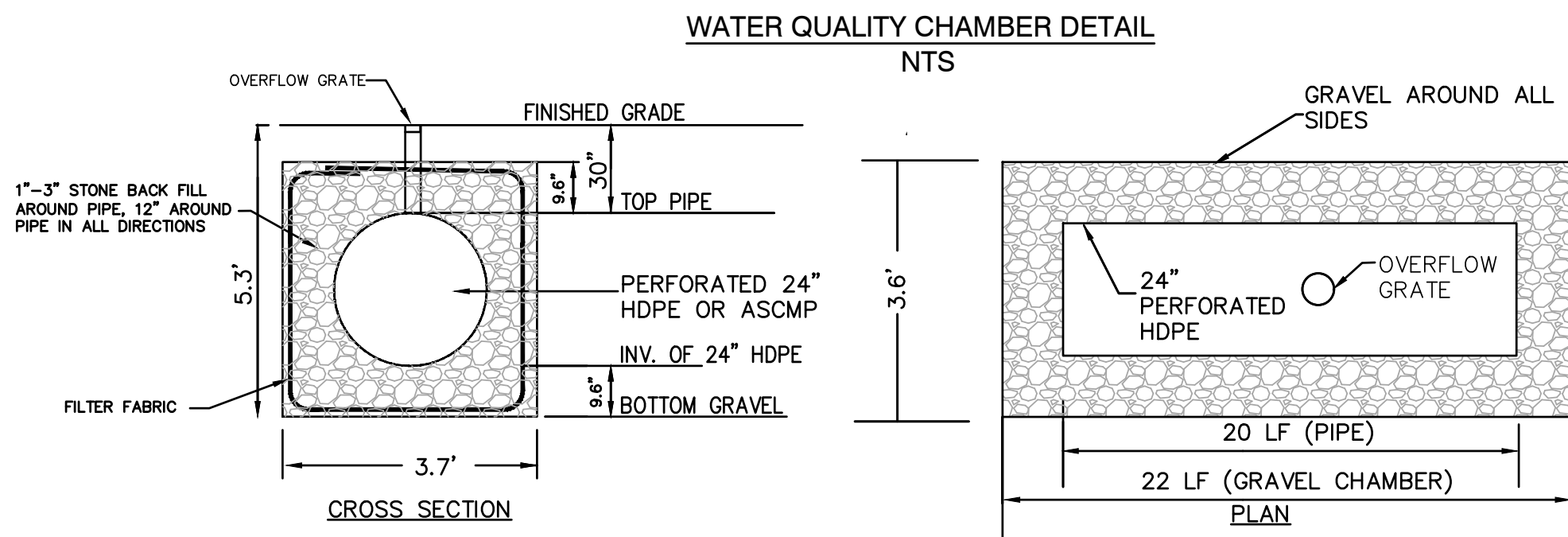
ZEBLIN ROAD
60' R/W


SANDY SPRINGS
GEORGIA

Permitted

Date: 11/17/2020
PERMIT # **Pool20-00024R3**
RW20-00049R3

These plans were NOT reviewed by the City of Sandy Springs for structural design. Code compliance and structural integrity are the responsibility of the owner and builder. The building permit is subject to all City of Sandy Springs ordinances and Georgia State laws.



- NOTES:
1. GRAVEL SIZE 1"–3" STONE.
 2. ENTIRE PERIMETER AND ENDS OF PIPE TO BE WRAPPED IN FILTER FABRIC. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE ALL AROUND STONE.
 3. PERFORATIONS TO BE 2" DIAM. AT 6" O.C.
 4. MIN. 10' SEPARATION FROM FOUNDATION AND PROPERTY LINE)

BMP WATER QUALITY CALCULATION

PROPOSED ADDITIONAL IMPERVIOUS AREA: 1432 SF
 $WQV = (1.2RVA)/12$
 $R = 0.05 + 0.009(I)$
 $I = 100$
 $A = 1432 \text{ SF}$
 $WQV = (1.2(0.05 + 0.009(100))(1432))/12 = 136.0 \text{ CF}$

HOUSE WQ REPLACEMENT: 170.5 CF (PER SITE PLAN BY LANDMAN, INC DATED DECEMBER 15, 2014)

TOTAL REQ'D VOLUME: 306.5 (136.0 + 170.5)

PROVIDED VOLUME

PIPE
 DIAM. OF WQ PIPE: 24"
 VOL./LF.: 3.14 CF/LF
 LENGTH OF PIPE: 20 LF
 VOL. IN PIPE: 62.8 CF (20 LF X 3.14 CF/LF)

GRAVEL
 CROSS SECTION DIMENSIONS: 3.7' X 3.6'
 AREA: 13.3 SF
 LENGTH OF GRAVEL: 22 LF
 GROSS VOLUME: 293.0 CF
 NET VOLUME: 230.6 CF (293.0 CF – 62.8 CF)
 VOID RATIO: 0.4
 EFFECTIVE VOL.: 92.2 CF (230.6 CF X 0.4)

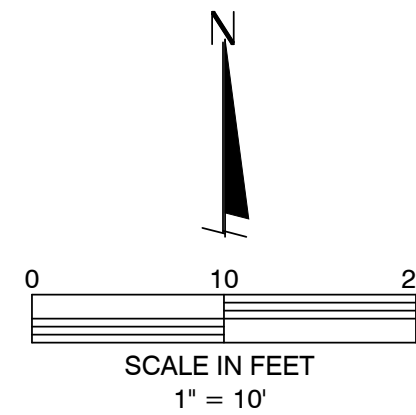
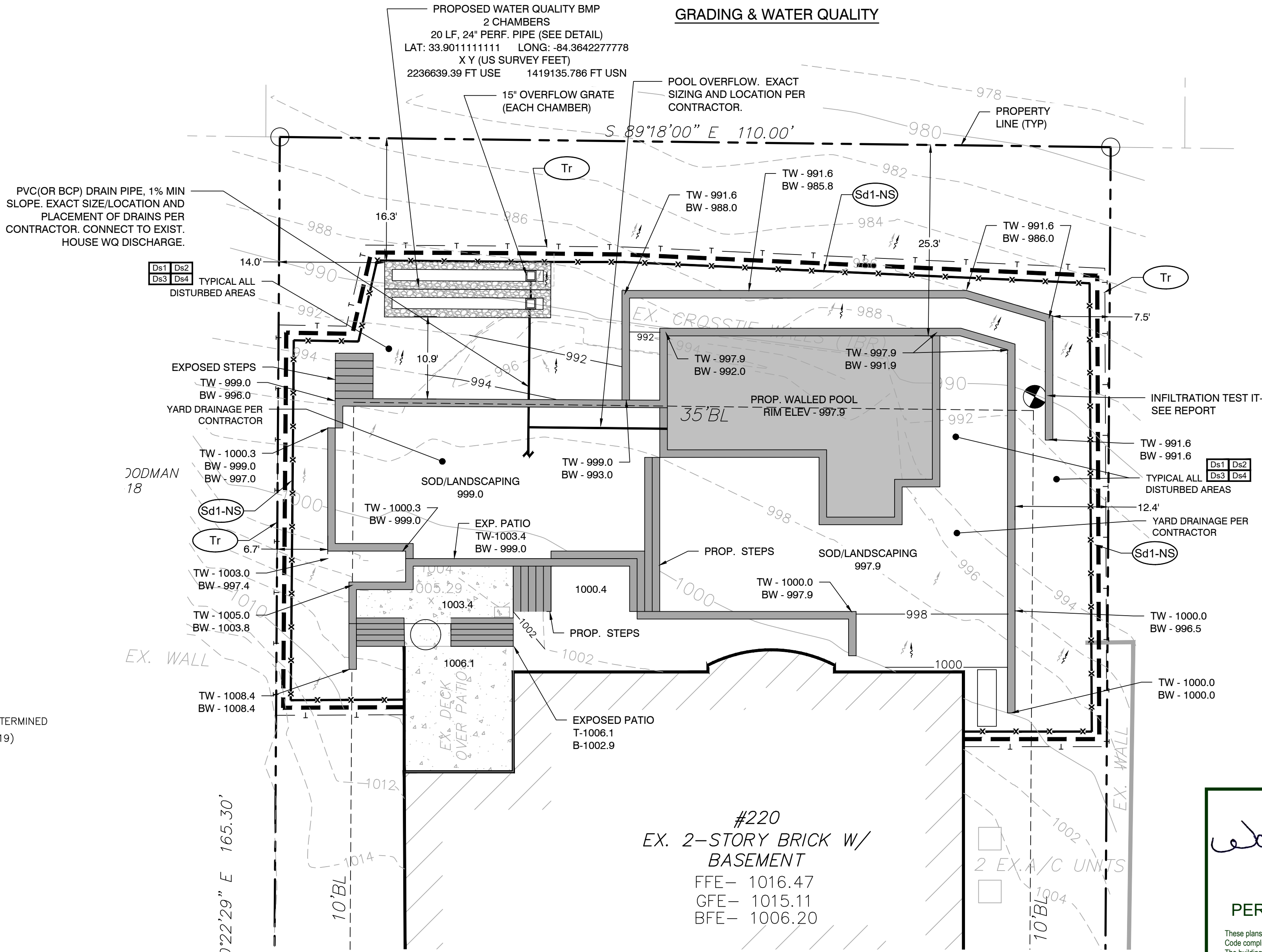
VOLUME PROVIDED PER CHAMBER: 155.0 CF (62.8 CF + 92.2 CF)

NUMBER OF CHAMBERS: 2
 TOTAL VOLUME PROVIDED: 310.0 CF

WATER QUALITY NOTES

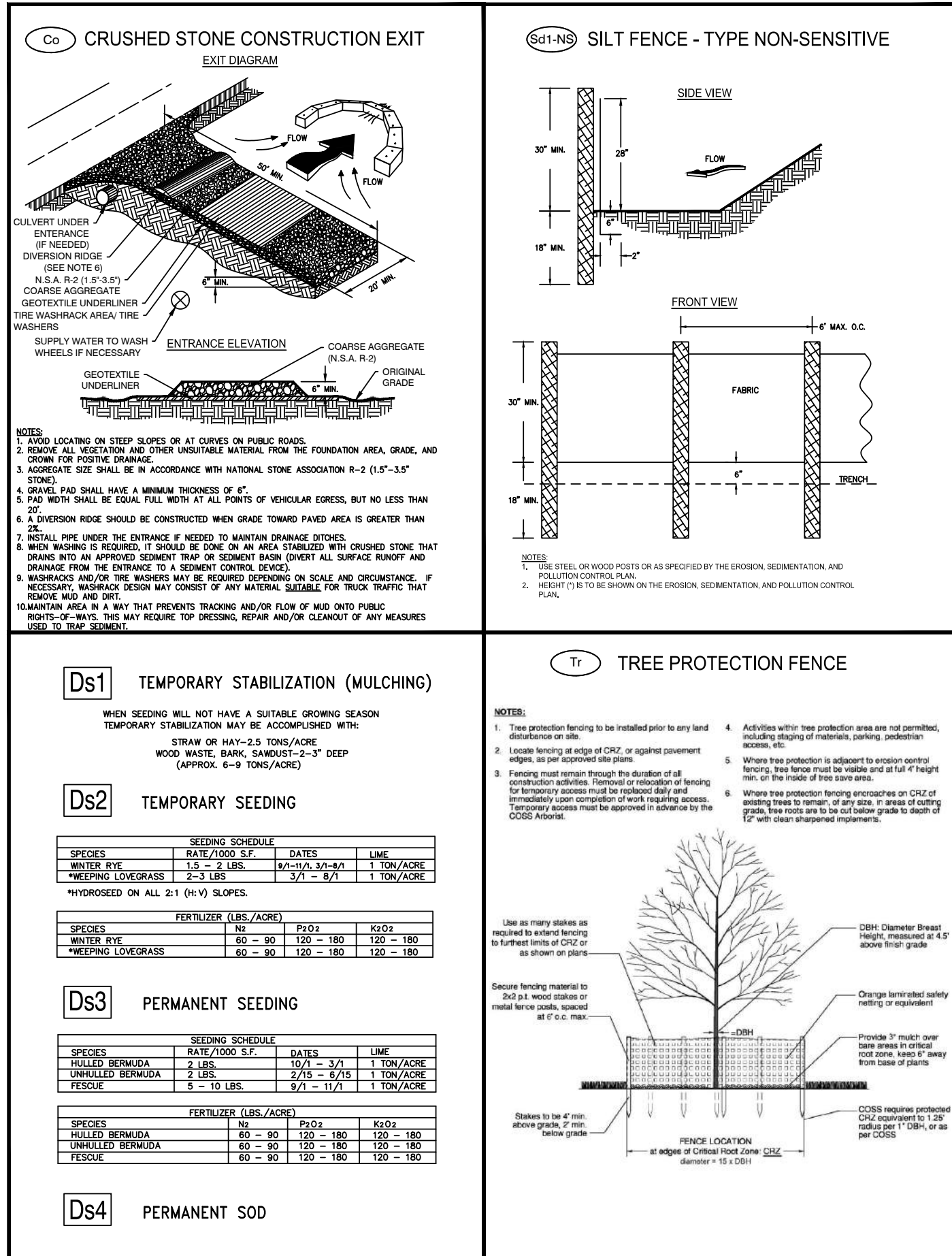
1. SLOTTED/PERFORATED FLEX PIPE ALLOWED UNDERGROUND WITH INFILTRATION TRENCH. PVC (SCHEDULE 20 MINIMUM) REQUIRED ABOVE GROUND WITH POSITIVE DRAINAGE (1% MIN.) AND UNDERGROUND CONNECTING DOWNSPOUTS/WATER QUALITY DEVICE.
2. A CLEAN OUT / EMERGENCY BYPASS SHALL BE PROVIDED. OVERFLOW FROM WATER QUALITY BMP(S) SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES
3. QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
4. ALL ROOF DOWN SPOUTS AND COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S).

INFILTRATION RATE REQUIRED: IT-1: 1.31 IN/HR
 (ACTUAL INFILTRATION RATE LISTED BASED ON FIELD DETERMINED DATA BY KENDALL & ASSOCIATES, INC DATED 9-16-2019)



24 HR CONTACT:

KAILA MUECKE
 404-345-2128
 GSWCC CERT # 88213



TREE/CANOPY NOTES:

1. A LANDMARK TREE IS ANY HARDWOOD 27" DBH OR LARGER, ANY PINE TREE 30" DBH OR LARGER (NOT LOCATED WITHIN 30' OF ANY STRUCTURE), OR A DOGWOOD OR REDBUD, 10" DBH OR LARGER
2. ENCROACHMENT INTO THE CRZ OF A PROTECTED TREE (INCLUDES BOUNDARY TREES) WILL RESULT IN AN IMMEDIATE STOP WORK ORDER AND ISSUANCE OF CITATIONS
3. IF THE PROPOSED TREE REMOVAL CAUSES THE SITE TO FALL BELOW THE 35% CANOPY REQUIREMENT THEN PAYMENT MUST BE MADE TO THE SANDY SPRINGS TREE TRUST FUND AT AN ASSESSED VALUE OF \$1,200 PER 1,000 SQUARE FEET AND NEW TREES OF SIMILAR SPECIES ARE TO BE PLANTED TO BRING THE SITE INTO COMPLIANCE. PAYMENT SHALL BE MADE TO THE CITY OF SANDY SPRINGS WITH A CASHIER'S CHECK

CANOPY CALCULATIONS

PRE-CONSTRUCTION:
 TOTAL NUMBER OF CANOPY TREES: 10
 EXISTING CANOPY: 10,000 SF

REQUIRED CANOPY:
 SITE AREA: 18,166 SF
 CANOPY REQUIRED (35%): 6,358 SF

POST-CONSTRUCTION CANOPY:
 CANOPY TREES SAVED: 8 (8,000 SF)
 LANDMARK PRESERVATION: 1 (1,250 SF)
 LANDMARK CANOPY REPLACED: 0 (0 SF)
 ADDITIONAL PROPOSED PLANTINGS: 0
 TOTAL CANOPY PROVIDED: 9,250 SF (50.9%)

SIDE YARD GRADING MITIGATION:

DAMAGED/REMOVED TREES 10" DBH OR GREATER: 0
 DISTURBED AREA IN SETBACKS: 742 SF
 DAMAGED/REMOVED REPLACEMENT: 0 SF (0 TREES)
 REMAINING AREA: 0 SF (0 TREES)
 REQUIRED TREE PLANTINGS: 0 (REPLACEMENT + DISTURBED AREA)

PROTECTED TREES

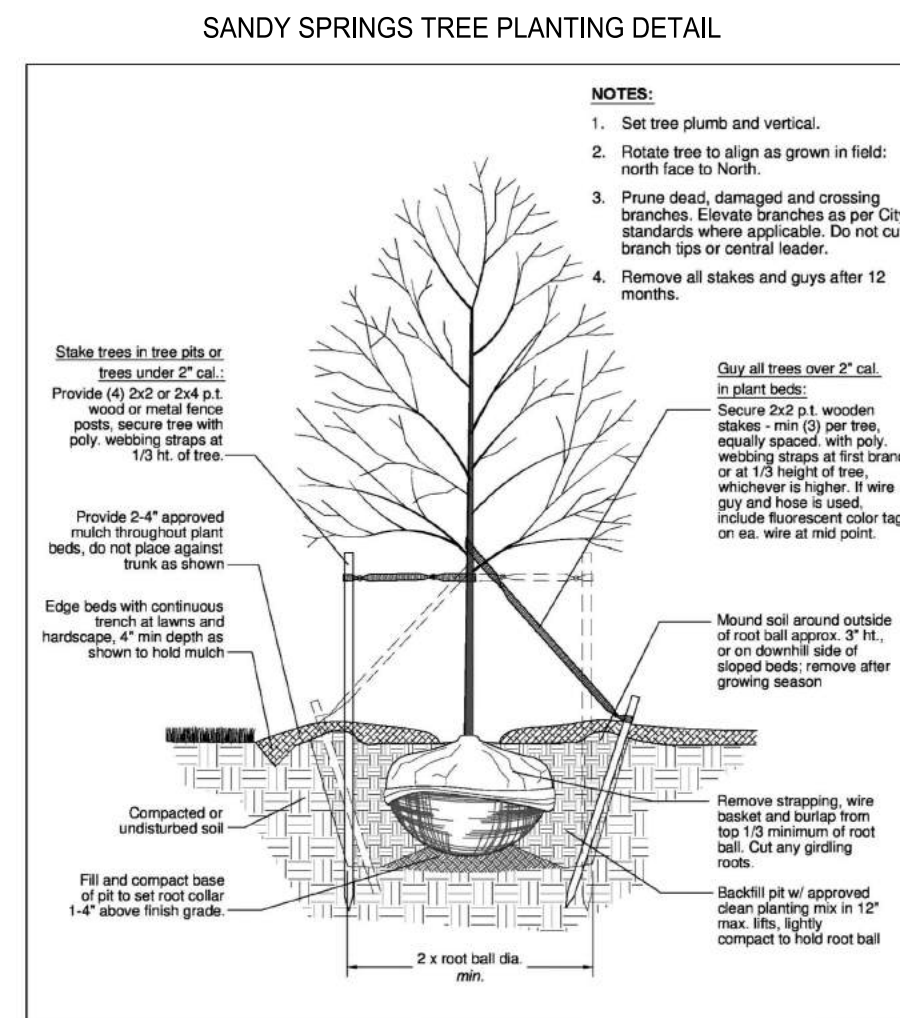
TREE NO.	SIZE (IN)	TYPE	EXISTING CANOPY (SF)	DAMAGED/TO BE REMOVED	CANOPY TO REMAIN (SF)	CRITICAL ROOT ZONE (SF)	PROPOSED IMPACT (SF)	PROPOSED IMPACT %
T1	38	HARDWOOD (LANDMARK)	1,000		1,000	7088	0	0.0%
T2	15	HARDWOOD		X		1104	441	39.9%
T3	16	HARDWOOD	1,000			1772	356	20.1%
T4	16	HARDWOOD		X		1257	380	30.2%
T5	17	HARDWOOD			1,000	1419	94	6.6%
TOTAL			2,000		2,000			

SETBACK TREES

TREE NO.	SIZE (IN)	TYPE	EXISTING CANOPY (SF)	DAMAGED/TO BE REMOVED	CANOPY TO REMAIN (SF)	CRITICAL ROOT ZONE (SF)	PROPOSED IMPACT (SF)	PROPOSED IMPACT %
S1	15	PINE	0			1104	18	1.6%
S2	11	HARDWOOD	0			594	108	18.1%
TOTAL			0					

BOUNDARY TREES

TREE NO.	SIZE (IN)	TYPE	EXISTING CANOPY (SF)	DAMAGED/TO BE REMOVED	CANOPY TO REMAIN (SF)	CRITICAL ROOT ZONE (SF)	PROPOSED IMPACT (SF)	PROPOSED IMPACT %
B1	15	PINE				1104		0.0%
B2	18	PINE	1,000		1,000	1590		0.0%
B3	16	PINE				1257		0.0%
B4	12	PINE				707		0.0%
B5	12	PINE				707		0.0%
B6	12	PINE				707		0.0%
B7	20	PINE	1,000		1,000	1963	17	0.9%
B8	31	HARDWOOD	1,000		1,000	4717	562	11.9%
B9	15	HARDWOOD				1104		0.0%
B10	34	HARDWOOD	1,000		1,000	5675	873	15.4%
B11	20	HARDWOOD	1,000		1,000	1963	170	8.7%
B12	30	HARDWOOD	1,000	D		4418	1665	37.7%
B13	10	HARDWOOD				491		0.0%
B14	22	PINE	1,000		1,000	2376		0.0%
B15	20	HARDWOOD	1,000		1,000	1963		0.0%
B16	10	MAGNOLIA				491		0.0%
TOTAL			8,000		7,000			



OWNER:
 AUSTIN COHEN
 220 ZEBLIN RD NE
 ATLANTA, GA 30342

CONTRACTOR:
 GEORGIA CLASSIC POOLS
 12540 BROADWELL RD, ST 2201
 MILTON, GA 30004
 JOSH DOVER
 770-521-0708

ENGINEER:
 EDR LAND SOLUTIONS, LLC
 3629 GENTIAN BLVD, SUITE C
 COLUMBUS, GA 31907
 MATT WYATT, P.E.
 706-940-2408

SURVEYOR:
 LANDMAN, INC.
 1162 ROCKBRIDGE RD
 STONE MOUNTAIN, GA
 LARRY BOLLINGER
 770-823-6691

220 ZEBLIN RD NE
 ATLANTA, GA 30342

GRADING & WATER QUALITY PLAN

DATE: 9/24/20
 DRAWN BY: MDW
 CHKD BY: MDW
 FILE NAME: 20 ZEBLIN RD
 JOB NO.: E19049GA



LEVEL II # 46534

SHT. 02 OF 02

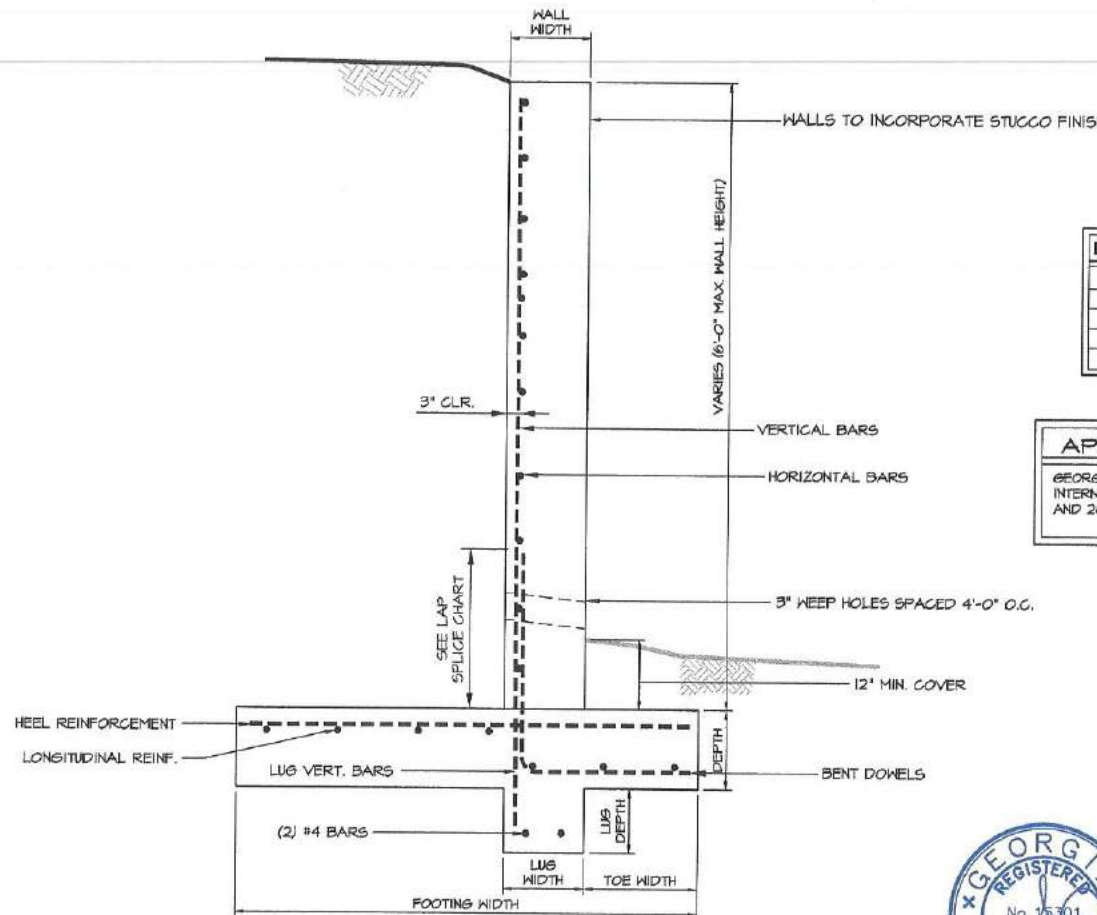
WALL SPECIFICATIONS AND REINFORCING SCHEDULE											
WALL HEIGHT	WALL THICKNESS	BENT DOWELS	SOIL FACE REINF. (H & V)	OUTER FACE REINF. (H & V)	HEEL REINF.	LONGITUDINAL REINF.	FOOTING WIDTH	FOOTING DEPTH	FOOTING TOE WIDTH	LUG WIDTH	LUG DEPTH
4'-0"	10"	#4 @ 12" O.C.	#4 @ 12" O.C.	-	#4 @ 12"	#4 @ 12"	3'-0"	12"	1'-0"	-	-
6'-0"	10"	#4 @ 10" O.C.	#4 @ 10" O.C.	-	#4 @ 12"	#4 @ 12"	4'-0"	12"	1'-6"	10"	8"

GENERAL NOTES:

- ALL REINFORCING STEEL TO BE SET IN ACCORDANCE WITH CURRENT ACI CODE 318 (2" CLR. TO NEAREST WALL FACE AND 3" CLR. TO EARTH IN FOOTING).
- LAP ALL SPLICES IN ACCORDANCE WITH ACI 318 (SEE LAP SPLICE CHART).
- COMPACT BACKFILL TO 95% OF STANDARD PROCTOR. USE ONLY SMALL HAND-HELD EQUIPMENT NEAR WALL.
- BACKFILL WALL WITH 12" WIDE STRIP OF #57 STONE TO HALF HEIGHT, AND COVER STONE WITH LANDSCAPE FABRIC. BACKFILL THE REMAINING WAY WITH COMPACTED SOIL.
- THIS DRAWING IS SPECIFICALLY DESIGNED AND INTENDED FOR THIS SITE ONLY AND IS NOT VALID FOR ANY OTHER SITE.
- THIS WALL DESIGN IS NOT VALID UNLESS INSPECTED BY A REPRESENTATIVE OF THIS FIRM: PALMER CONSTRUCTION CONSULTANTS, INC.

DESIGN CRITERIA

- MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2500 PSF
- SURCHARGE LOADING: 0 PSF
- PASSIVE SOIL PRESSURE: 375 PSF/FT
- SOIL (WATER) DENSITY: 62.4 PCF
- FTG/SOIL COEF. OF FRICTION: 0.45
- INTERNAL ANGLE OF FRICTION: 30°
- LATERAL EQUIVALENT FLUID DESIGN PRESSURE: ACTIVE: 62.4 PSF/FT
PASSIVE: 375 PSF/FT
- STEEL REINFORCEMENT: GRADE 60
ASTM REFERENCE: ASTM 615
- 28-DAY COMPRESSIVE STRENGTH (f'_c) OF CONCRETE: 3,000 PSI



CONCRETE RETAINING WALL DETAIL
(6'-0" HIGH MAX. AT LEFT SIDE OF POOL)

SCALE: NOT TO SCALE

These plans were NOT reviewed with respect to building codes or structural design. Code compliance and structural integrity are the responsibility of the owner and builder. The building permit is subject to all City of Sandy Springs ordinances and Georgia State laws.

PERMIT # **P00120-00024R3**
RW20030049R3

Date: 11/17/2020

Permitted

LAP	BAR SIZE	SPLICE LENGTH
#4	#4	12"
#5	#5	18"
#6	#6	24"
#7	#7	30"

APPLICABLE CODES	
GEORGIA STATE BUILDING CODES,	
INTERNATIONAL BUILDING CODE, 2018	
AND 2020 GEORGIA STATE AMENDMENTS.	



PALMER CONSTRUCTION
CONSULTANTS, INC.
2755 Antioch Road
Suite 200, Box 4
Cumming, GA 30040
770-886-5033 Office
770-886-8084 Fax

CONCRETE RETAINING WALL
STRUCTURAL SEC.

1
2
AP
NOT TO SCALE
21 OCT 2020
SANDY SPRINGS, GA
EELIN ROAD
RINGS, GA

WALL SPECIFICATIONS AND REINFORCING SCHEDULE

WALL HEIGHT	WALL THICKNESS	BENT DOWELS	SOIL FACE REINF. (H & V)	OUTER FACE REINF. (H & V)	HEEL REINF.	LONGITUDINAL REINF.	FOOTING WIDTH	FOOTING DEPTH	FOOTING TOE WIDTH	LUG WIDTH	LUG DEPTH
4'-0"	10"	#4 @ 12" O.C.	#4 @ 12" O.C.	-	#4 @ 12"	#4 @ 12"	5'-0"	12"	1'-0"	-	-
8'-0"	10"	#4 @ 10" O.C.	#4 @ 10" O.C.	-	#4 @ 12"	#4 @ 12"	4'-0"	12"	1'-6"	10"	8"

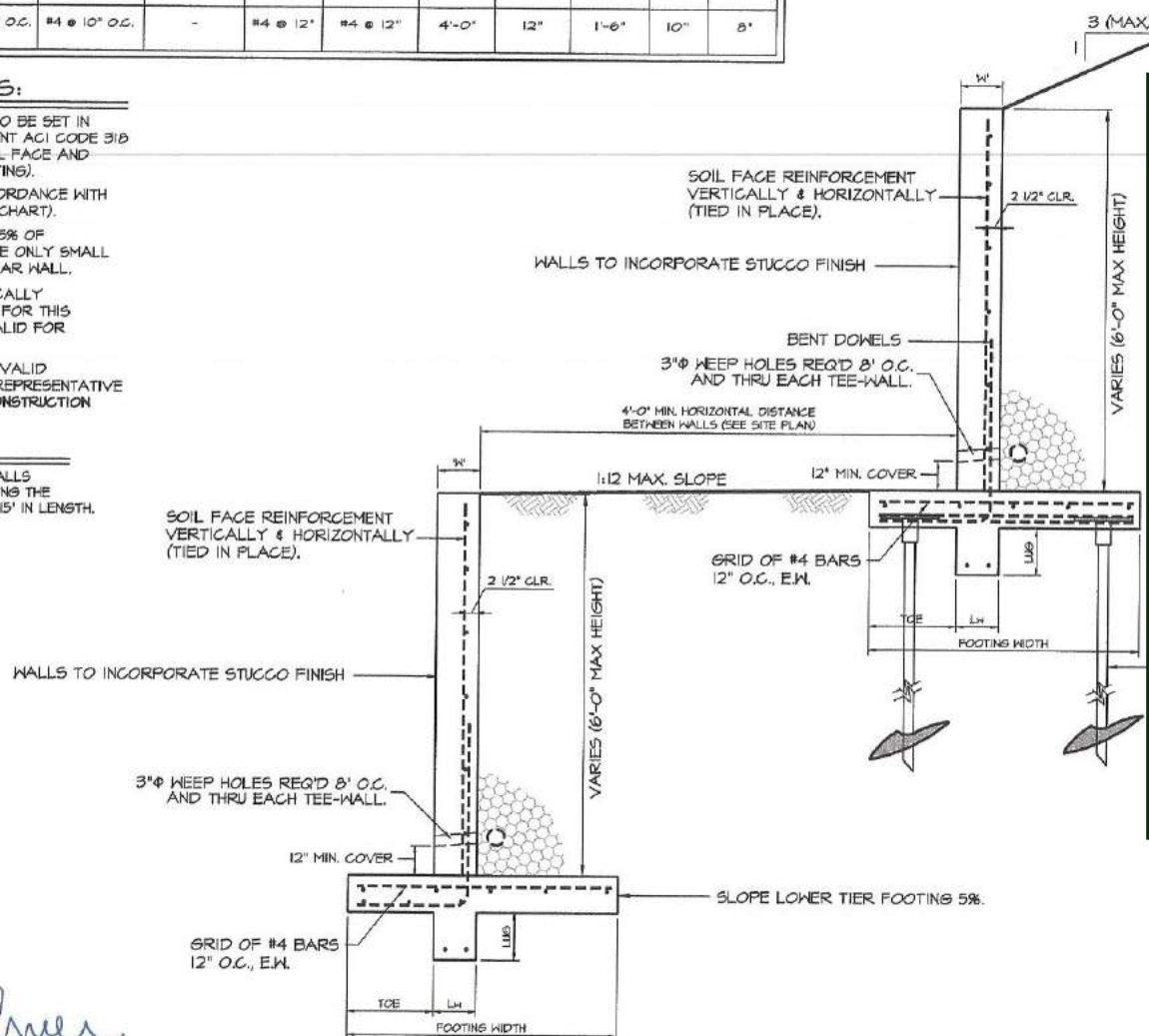
GENERAL NOTES:

1. ALL REINFORCING STEEL TO BE SET IN ACCORDANCE WITH CURRENT ACI CODE 318 (2" CLR. TO NEAREST WALL FACE AND 3" CLR. TO EARTH IN FOOTING).
2. LAP ALL SPLICES IN ACCORDANCE WITH ACI 318 (SEE LAP SPLICE CHART).
3. COMPACT BACKFILL TO 95% OF STANDARD PROCTOR. USE ONLY SMALL HAND-HELD EQUIPMENT NEAR WALL.
4. THIS DRAWING IS SPECIFICALLY DESIGNED AND INTENDED FOR THIS SITE ONLY AND IS NOT VALID FOR ANY OTHER SITE.
5. THIS WALL DESIGN IS NOT VALID UNLESS INSPECTED BY A REPRESENTATIVE OF THIS FIRM: PALMER CONSTRUCTION CONSULTANTS, INC.

TEE WALL NOTES:

10" THICK x 2'-0" LONG TEE-WALLS REQUIRED ON 15' CENTERS ALONG THE HORIZONTAL RUNS EXCEEDING 15' IN LENGTH.

BAR SIZE	LAP SPLICE (IN)
4	24
5	36
6	48
7	60
8	72
9	84
10	96



TERRACED RETAINING WALL at RIGHT REAR

SCALE: NOT TO SCALE

These plans were NOT reviewed with respect to any building codes or structural design. Code compliance and structural integrity are the responsibility of the owner and builder. The building permit is subject to all City of Sandy Springs ordinances and Georgia State laws.

PERMIT # **P00120-00024F03**

Date: 11/17/2020

Permitted

2	2
CLIENT: GEORGIA CLASSIC POOLS	ADDRESS: 220 ZEBLIN ROAD SANDY SPRINGS, GA
DATE: 27 OCT 2020	AP

SANDY SPRINGS, GEORGIA
RETAINING WALL DETAILS

PALMER CONSTRUCTION CONSULTANTS, INC.
2755 Antioch Road, Suite 200, Box 4
Cumming, GA 30040
770-886-5033 Office
770-886-8084 Fax

HELICAL ANCHORS TO BE (25 KIP WORKING LOAD)

DESIGN CRITERIA

1. CONCRETE TO BE 3000 P.S.I. (MIN).
2. REINFORCING TO BE GRADE 60.
3. MINIMUM ALLOWABLE SOIL BEARING PRESSURE TO BE 2,500 P.S.F.
4. LATERAL EQUIVALENT FLUID DESIGN PRESSURE: 35.0 PSF
5. BACKFILL MATERIAL TO BE AS SHOWN.
6. SURCHARGE LOADING: NONE





ENGINEER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS

(Engineer Certification Required on Any Wall Over 6 feet high)

Project Name: 220 Zeblin Road Date: 27 Oct 2020
Property Owner Name: _____
Property Owner Telephone: _____
Representative Name: Albert J. Palmer
Representative Company/Firm Name: Palmer Construction Consultants, Inc.
Representative Company/Firm Address: 2755 Antioch Road, Suite 200, Box 4
Representative Company/Firm City, State, Zip Code: Cumming, GA 30040
Representative Company/Firm Telephone: (770) 886-5033
Subdivision: _____
Site Address: 220 Zeblin Road
Site City/Zip Code: Atlanta, GA
Land Lot(s): _____ District(s): _____ Parcel(s): _____
LDP #: _____ Building Permit #: _____
Wall Permit #: _____ Number of Walls: 1
Date of Plans: 27 Oct 2020
Description and Location of Walls: 6'-0" max Concrete Retaining Wall design - Terraced at Rear right

I, Albert J. Palmer, being a registered Professional Engineer in the State of Georgia, P.E. # 15301, and being duly competent as regards retaining wall design and construction, and knowledgeable of the requirements of Sandy Springs development standards and ordinances, hereby certify with my signature below:

- That the designs and plans prepared under my supervision being submitted herewith for retaining wall(s) have been performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the engineering profession currently practicing under similar circumstances; and that said retaining wall(s):
 - a) Provide(s) factors of safety for sliding, bearing, overturning, and global stability of 1.5, 2.0, 2.0, and 1.5 respectively, and 1.5 for geogrid pullout and rupture if a geogrid wall design;
 - b) Is/are in good practice as regards drainage and structural stability;
 - c) Is/are not designed to result in disturbance or erosion to other properties;
 - d) Do/does not block, cross, or eliminate access to any easement, buffer, setback, detention/retention pond, or tree save area;
- And that I have advised the owner listed above that said wall(s) must be constructed under the supervision of a qualified and registered Professional Engineer and licensed contractor so as to result in a safe and code-conforming installation.
- An Engineers Letter of Certification is Required prior to final site approval

I hereby acknowledge that Sandy Springs will issue this permit based upon my design.

Signature: _____ Date: October 27, 2020

OWNER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS

I, _____, being the owner of said property, or a representative for same, hereby certify with my signature below: that the plans being submitted herewith for retaining wall(s) will not result in disturbance or erosion to other properties; do/does not block, cross, or eliminate access to any easement, buffer, setback, detention/retention pond, or tree save area; will be constructed under the supervision of a qualified and registered design professional and licensed contractor; and will result in a safe and code-conforming installation. As the owner or his/her representative, I certify that the owner hereby indemnifies and holds Sandy Springs harmless from any and all claims resulting from the issuance of the permit.

Signature: _____ Date: _____

This Wall in File: c:\users\jerry\documents\velainpro 10 project files\cantilever retaining walls.rp
 RetainPro 10 (g) 1987-2014, Build 10.14.9.12

License : KW-06055997
 License To : PALMER CONSTRUCTION CONSULTANTS, INC.

Cantilevered Retaining Wall Design

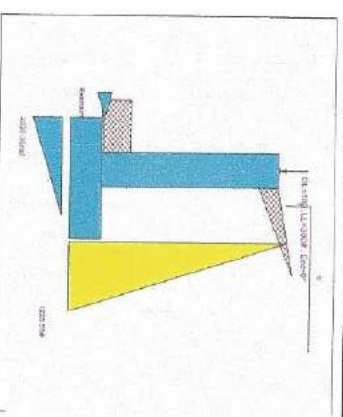
Code: IBC 2006, ACI 318-05, ACI 530-05

Criteria

Retained Height	=	6.00 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	5.00 : 1
Height of Soil over Toe	=	12.00 in
Water height over heel	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
Passive Pressure	=	389.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	0.00 pcf
Footings Soil Friction	=	0.450
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	100.0 lbs
Axial Live Load	=	300.0 lbs
Axial Load Eccentricity	=	0.0 in

Design Summary

Wall Stability Ratios	=	2.10 OK
Overturning		
Slab Resists All Sliding !		

Total Bearing Load	=	2,884 lbs
...resultant ecc.	=	9.67 in

Soil Pressure @ Toe	=	2,035 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	2,500 psf

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	2,527 psf
ACI Factored @ Heel	=	0 psf
Footings Shear @ Toe	=	3.8 psi OK
Footings Shear @ Heel	=	15.7 psi OK
Allowable	=	82.2 psi

Sliding Cals Slab Resists All Sliding !

Lateral Sliding Force	=	1,226.6 lbs
-----------------------	---	-------------

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
The above lateral load has been increased by a factor of	=	1.00

Wind on Exposed Stem	=	0.0 psf
----------------------	---	---------

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Fig CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Stem Construction

Top Stem

Design Height Above Fig	ft =	Stem OK
Wall Material Above "H"	=	Concrete
Thickness	=	12.00
Rebar Size	=	# 4
Rebar Spacing	=	9.00
Rebar Placed at	=	Edge

Design Data

ft/FB + fa/Fa	=	0.322
Total Force @ Section	lbs =	1,296.0
Moment...Actual	ft-# =	2,592.0
Moment...Allowable	=	8,060.1
Shear...Actual	psi =	10.5
Shear...Allowable	psi =	82.2
Wall Weight	=	150.0
Rebar Depth 'd'	in =	10.25
LAP SPLICE IF ABOVE	in =	12.00
LAP SPLICE IF BELOW	in =	
HOOK EMBED INTO FTG	in =	

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Short Term Factor	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD
Concrete Data		
f'c	psi =	3,000.0
Fy	psi =	40,000.0



Load Factors

Building Code	IBC 2006, ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000

PALMER CONSTRUCTION CONSULTANTS, Inc.
 2755 Antioch Road, Suite 200, Box 4
 Cumming, Georgia 30040
 Office: 770-886-5033 Fax: 770-886-8084

120 LF

This Wall in File: c:\users\jerry\documents\retainpro 10 project files\cantilever retaining walls.rp

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Cantilevered Retaining Wall Design

Code: IBC 2006, ACI 318-05, ACI 530-05

Footing Dimensions & Strengths

Toe Width	=	1.00 ft
Heel Width	=	2.50
Total Footing Width	=	3.50
Footing Thickness	=	13.00 in
Key Width	=	12.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	1.75 ft
f'_c =	3,000 psi	F_y = 75,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm. = 3.00 in

Footing Design Results

	Toe	Heel
Factored Pressure	= 2,527	0 psf
M_u : Upward	= 1,115	0 ft-#
M_u : Downward	= 327	1,851 ft-#
M_u : Design	= 788	1,851 ft-#
Actual 1-Way Shear	= 3.77	15.75 psi
Allow 1-Way Shear	= 82.16	82.16 psi
Toe Reinforcing	= # 4 @ 9.00 in	
Heel Reinforcing	= # 4 @ 9.00 in	
Key Reinforcing	= # 4 @ 0.00 in	

Other Acceptable Sizes & Spacings

Toe: Not req'd, $M_u < S * F_r$
 Heel: Not req'd, $M_u < S * F_r$
 Key: Slab Resists Sliding - No Force on Key

Summary of Overturning & Resisting Forces & Moments

Item	Force lbs	Distance ft	Moment ft-#
Heel Active Pressure	=	1,226.6	2.46
Surcharge over Heel	=		3,018.7
Surcharge Over Toe	=		
Adjacent Footing Load	=		
Added Lateral Load	=		
Load @ Stem Above Soil	=		
Total	=	1,226.6	O.T.M. = 3,018.7

Resisting/Overturning Ratio

Vert. component of active S.P. used for Overturning Resistance.
 Vertical component of active pressure NOT used for soil pressure

Item	Force lbs	Distance ft	Moment ft-#
Soil Over Heel	=	990.0	2.75
Sloped Soil Over Heel	=	24.8	3.00
Surcharge Over Heel	=		74.3
Adjacent Footing Load	=		
Axial Dead Load on Stem	=	100.0	1.50
Axial Live Load on Stem	=	300.0	1.50
Soil Over Toe	=		0.50
Surcharge Over Toe	=		
Stem Weight(s)	=	900.0	1.50
Earth @ Stem Transitions	=		
Footing Weight	=	568.8	1.75
Key Weight	=	296.2	2.25
Total	=	2,879.7	R.M. = 1,036.6

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.



☒ RELEASED FOR CONSTRUCTION

These plans were NOT reviewed with respect to any building codes or structural design. Code compliance and structural integrity are the responsibility of the owner and builder. The building permit is subject to all City of Sandy Springs ordinances and Georgia State laws.

PERMIT # P00120-00024R3

Date: 11/17/2020

RW20-00049R3

SANDY SPRING
GEORGIA
Permitted

SANDY SPRINGS
GEORGIA



1. The first step is to identify the problem. In this case, the problem is that the company is not making enough profit. The second step is to analyze the problem. The third step is to develop a solution. The fourth step is to implement the solution. The fifth step is to evaluate the results.

The technical drawing illustrates the construction details of a swimming pool wall at a corner.

Top View (Plan View):

- Shows a 90-degree corner of the pool.
- Labels include "SWIMMING POOL WALL" pointing to the main wall structure.
- A note specifies "SUBMERGED LOWER WALL" for the section below the water level.
- Dimensions shown are 6.0 MAX. for the straight sections and 1.7 MAX. for the corner radius.
- A note states: "REINFORCEMENT SHALL BE PLACED AT THE BOTTOM OF THE FOOT ALONG THE ENTIRE LENGTH OF EACH WALL".
- Another note indicates: "MAINTAIN THIS REBAR SIZE AND SPACING TO O.C. EACH WAY".
- A dimension of 8.0' is shown for one of the straight sections.
- A note points to the outer edge: "DESIGN BY OTHERS - NOT COVERED".

Bottom View (Side Elevation):

- Shows the vertical profile of the wall.
- Labels include "MODULAR WALL IN GEOTECH CONSTRUCTION OR FINISH CONSTRUCTION".
- An arrow points to the ground level, labeled "G.S.L." (Ground Surface Level).
- The wall is depicted as a series of stacked rectangular blocks.

POOL WALL SECTION

SCALE: 1/2" = 1'-0"

5-1

POOL WALL SECTION

MPVLS

CHECKED BY: GHK

DESIGNER: C-8

FOR NUMBERING

SHEET TITLE	
-------------	--

[illegible]

220 ZEBLIN RD NE
SANDY SPRINGS, GEORGIA 30342

[illegible]

406 | 860 | 2600

333 CREEKSTONE RIDGE
WOODSTOCK, GEORGIA 30188

KOBLASZ & KENNISON
ENGINEERING, P.C.

L-S

REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF
AUSTIN LOUIS COHEN AND SHIRA BRODER COHEN
DEED BOOK 59990 PAGE 282
FULTON COUNTY, GEORGIA

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

ZONING INFORMATION

CITY OF SANDY SPRINGS - RD-18
MINIMUM LOT AREA: 18,000 SQUARE FEET
MINIMUM LOT WIDTH: 100 FEET
MAXIMUM LOT COVERAGE: 35 PERCENT
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 35 FEET
MUST BE VERIFIED BY CITY OF SANDY SPRINGS PRIOR TO CONSTRUCTION.

SURVEY NOTES

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 61,379 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

* APPROXIMATE LOCATION PER BUILDER



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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

Michael R. Noles

Georgia RLS No. 2646

6-15-22



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

SURVEY FOR
AUSTIN COHEN
SHIRA COHEN

220 ZEBLIN ROAD N.E.
SANDY SPRINGS, GEORGIA

TOTAL AREA= 0.417± ACRES
OR 18,158± SQ. FT.

20' 10' 0' 20' 40'

SCALE IN FEET

SHEET 1 OF 2

LOT 8 BLOCK "A"
OAKRIDGE FOREST
(FORMERLY RIDGEVIEW FOREST)
PHASE IIA, UNIT I

LAND LOT 39
17TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 6-15-22
FIELD: 6-14-22 SCALE: 1"=20'

PB 113
PG 29

JOB#260066

SANDY SPRINGS GEORGIA

***** DESIGN PROFESSIONAL CERTIFICATE *****

***** AS-BUILT WATER QUALITY FACILITY *****

I, George H. Baltz III, a (Registered Professional Engineer or a Professional Land Surveyor or a Registered Landscape Architect) in the State of Georgia, hereby certify with my signature and seal, that the Water Quality facility (facilities) for the Project known as 220 Zeblin Road NE, Sandy Springs, GA 30327 Permit Number Pool 20-00024 lying in Land Lot 39 of Fulton County, Georgia's 17 Land District, has (have) been constructed in conformance with the approved plans and specifications and in accordance with the City of Sandy Springs' requirements.

I further certify that I or my designated individual was present during its installation.

This is the 25th day of April, 2023.

Signature [Signature] Printed Name George H. Baltz III

Provide Professional Seal below:

Professional Engineer Seal for George H. Baltz III, Georgia Professional Engineer No. 036709.

2840 Roswell Road, Building 500, Sandy Springs, Georgia 30350 • 770-730-5600 • SandySpringsGA.gov

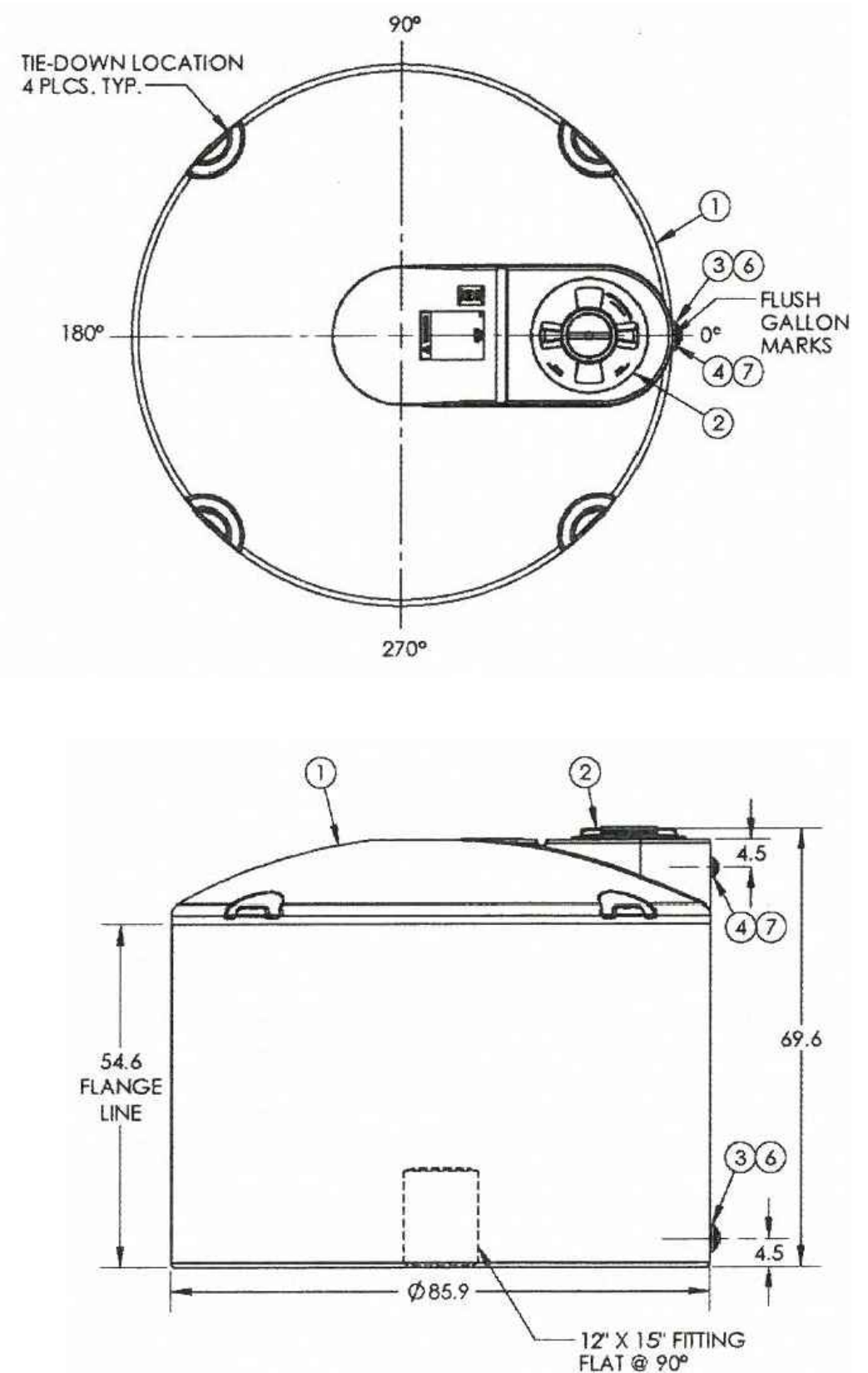
SANDY SPRINGS GEORGIA
AS-BUILT WATER QUALITY FACILITY CERTIFICATION

I, Matthew Wyatt, a (Registered Professional Engineer or Professional Land Surveyor or a Registered Landscape Architect) in the State of Georgia, hereby certify with my signature and seal, that the Water Quality facility (facilities) for the Project known as 220 ZEBLIN ROAD Permit Number Pool 20-00024 lying in Land Lot 39 of Fulton County, Georgia's 17th Land District, has been constructed in conformance with the City of Sandy Springs' requirements, per Georgia Classic Pools. The installation was overseen by Georgia Classic Pools and approved by a City of Sandy Springs Inspector.

This is the 6th day of May, 2022

Signature [Signature]

Printed Name Matthew Wyatt



Infiltration Practice Typical Routine Maintenance Activities and Schedule For 220 Zeblin Road

Maintenance Activity	Schedule
- Inspect to ensure that contributing drainage area and infiltration practice are clear of sediment, trash and debris. Remove any accumulated sediment and debris. - Ensure that the contributing drainage area is stabilized. Plant replacement vegetation as needed. - Check observation well to ensure that infiltration practice is properly dewatering after storm events.	Monthly
- Inspect pretreatment devices for sediment accumulation. Remove accumulated sediment, trash and debris. - Inspect top layer of filter fabric and pea gravel or landscaping for sediment accumulation. Remove and replace if clogged. - Inspect the practice for damage, paying particular attention to inlets, outlets and overflow spillways. Repair or replace any damaged components as needed. - Inspect the practice following rainfall events (specifically large rainfall events). Check observation well to ensure that complete drawdown has occurred within 72 hours after the end of a rainfall event. Failure to drawdown within this timeframe may indicate infiltration practice failure.	Semi-Annually during first year and Annually thereafter
- Remove aggregate and install clean, washed trench aggregate - It may be necessary to replace piping, filter fabric, etc.	Upon Failure

NO.	REVISIONS	DATE

WALL SPECIFICATIONS AND REINFORCING SCHEDULE											
WALL HEIGHT	WALL THICKNESS	BENT DOWELS	SOIL FACE REINF. (H & V)	OUTER FACE REINF. (H & V)	HEEL REINF.	LONGITUDINAL REINF.	FOOTING WIDTH	FOOTING DEPTH	FOOTING TOE WIDTH	LUG WIDTH	LUG DEPTH
4'-0"	10"	#4 @ 12" O.C.	#4 @ 12" O.C.	-	#4 @ 12"	#4 @ 12"	3'-0"	12"	1'-0"	-	-
6'-0"	10"	#4 @ 10" O.C.	#4 @ 10" O.C.	-	#4 @ 12"	#4 @ 12"	4'-0"	12"	1'-6"	10"	8"

GENERAL NOTES:

- ALL REINFORCING STEEL TO BE SET IN ACCORDANCE WITH CURRENT ACI CODE 318 (2" CLR. TO NEAREST WALL FACE AND 3" CLR. TO EARTH IN FOOTING).
- LAP ALL SPLICES IN ACCORDANCE WITH ACI 318 (SEE LAP SPLICE CHART).
- COMPACT BACKFILL TO 95% OF STANDARD PROCTOR. USE ONLY SMALL HAND-HELD EQUIPMENT NEAR WALL.
- THIS DRAWING IS SPECIFICALLY DESIGNED AND INTENDED FOR THIS SITE ONLY AND IS NOT VALID FOR ANY OTHER SITE.
- THIS WALL DESIGN IS NOT VALID UNLESS INSPECTED BY A REPRESENTATIVE OF THIS FIRM: **PALMER CONSTRUCTION CONSULTANTS, INC.**

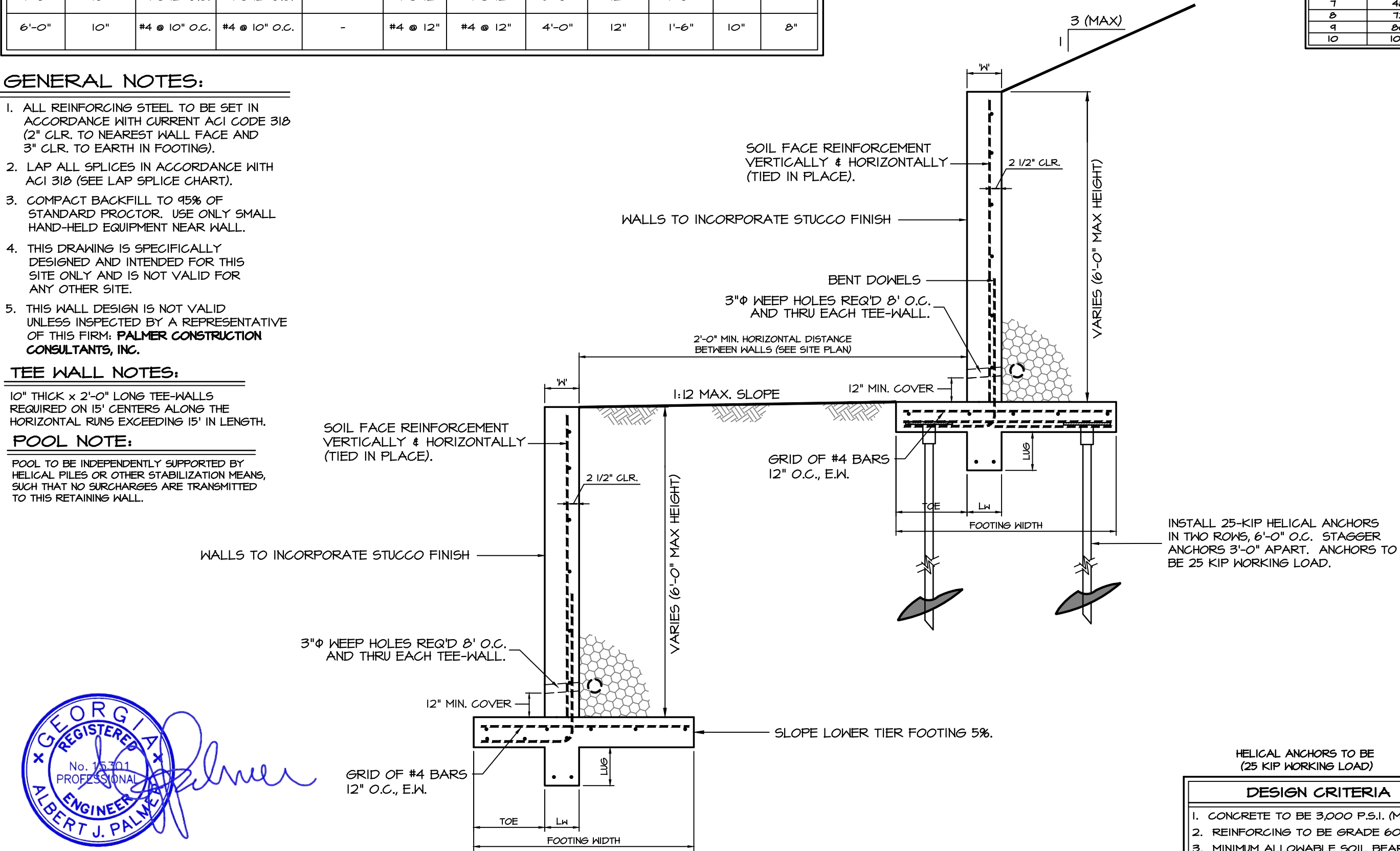
TEE WALL NOTES:

10" THICK x 2'-0" LONG TEE-WALLS REQUIRED ON 15' CENTERS ALONG THE HORIZONTAL RUNS EXCEEDING 15' IN LENGTH.

POOL NOTE:

POOL TO BE INDEPENDENTLY SUPPORTED BY HELICAL PILES OR OTHER STABILIZATION MEANS, SUCH THAT NO SURCHARGES ARE TRANSMITTED TO THIS RETAINING WALL.

LAP SPLICE CHART	
BAR SIZE	LAP SPLICE (IN)
4	24
5	36
6	43
7	48
8	72
9	80
10	102



TERRACED RETAINING WALL at RIGHT REAR

SCALE: NOT TO SCALE

DESIGN CRITERIA	
1.	CONCRETE TO BE 3,000 P.S.I. (MIN).
2.	REINFORCING TO BE GRADE 60.
3.	MINIMUM ALLOWABLE SOIL BEARING PRESSURE TO BE 2,500 P.S.F.
4.	LATERAL EQUIVALENT FLUID DESIGN PRESSURE: 35.0 PSF
5.	BACKFILL MATERIAL TO BE AS SHOWN.
6.	SURCHARGE LOADING: NONE

1 of 1

CLIENT: GEORGIA CLASSIC POOLS

ADDRESS: 220 ZEBLIN ROAD SANDY SPRINGS, GA

SCALE: NOT TO SCALE

DATE: 04 JUNE 2023

AJP

DRAWING TITLE:

TWO TIER CONCRETE RETAINING WALL DETAILS

PALMER CONSTRUCTION CONSULTANTS, INC.

2755 Antioch Road Suite 200, Box 4 Cumming, GA 30040

770-886-5033 Office 770-886-8084 Fax



ENGINEER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS

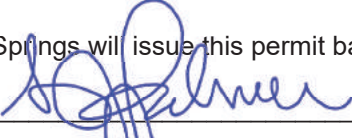
(Engineer Certification Required on Any Wall Over 6 feet high)

Project Name: 220 Zebelin Road Date: 27 Oct 2020
Property Owner Name: _____
Property Owner Telephone: _____
Representative Name: Albert J. Palmer
Representative Company/Firm Name: Palmer Construction Consultants, Inc.
Representative Company/Firm Address: 2755 Antioch Road, Suite 200, Box 4
Representative Company/Firm City, State, Zip Code: Cumming, GA 30040
Representative Company/Firm Telephone: (770) 886-5033
Subdivision: _____
Site Address: 220 Zebelin Road
Site City/Zip Code: Atlanta, GA
Land Lot(s): _____ District(s): _____ Parcel(s): _____
LDP #: _____ Building Permit #: _____
Wall Permit #: _____ Number of Walls: 1
Date of Plans: 27 Oct 2020
Description and Location of Walls: 6'-0" max Concrete Retaining Wall design - Terraced at Rear right

I, Albert J. Palmer, being a registered Professional Engineer in the State of Georgia, P.E. # 15301, and being duly competent as regards retaining wall design and construction, and knowledgeable of the requirements of Sandy Springs development standards and ordinances, hereby certify with my signature below:

- That the designs and plans prepared under my supervision being submitted herewith for retaining wall(s) have been performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the engineering profession currently practicing under similar circumstances; and that said retaining wall(s):
 - a) Provide(s) factors of safety for sliding, bearing, overturning, and global stability of 1.5, 2.0, 2.0, and 1.5 respectively, and 1.5 for geogrid pullout and rupture if a geogrid wall design;
 - b) Is/are in good practice as regards drainage and structural stability;
 - c) Is/are not designed to result in disturbance or erosion to other properties;
 - d) Do/does not block, cross, or eliminate access to any easement, buffer, setback, detention/retention pond, or tree save area;
- And that I have advised the owner listed above that said wall(s) must be constructed under the supervision of a qualified and registered Professional Engineer and licensed contractor so as to result in a safe and code-conforming installation.
- An Engineers Letter of Certification is Required prior to final site approval

I hereby acknowledge that Sandy Springs will issue this permit based upon my design.

Signature:  Date: October 27, 2020

OWNER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS

I, _____, being the owner of said property, or a representative for same, hereby certify with my signature below: that the plans being submitted herewith for retaining wall(s) will not result in disturbance or erosion to other properties; do/does not block, cross, or eliminate access to any easement, buffer, setback, detention/retention pond, or tree save area; will be constructed under the supervision of a qualified and registered design professional and licensed contractor; and will result in a safe and code-conforming installation. As the owner or his/her representative, I certify that the owner hereby indemnifies and holds Sandy Springs harmless from any and all claims resulting from the issuance of the permit.

Signature: _____ Date: _____

This Wall in File: c:\users\jerry\documents\retainpro 10 project files\cantilever retaining walls.rp

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License : KW-06055997

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Cantilevered Retaining Wall Design

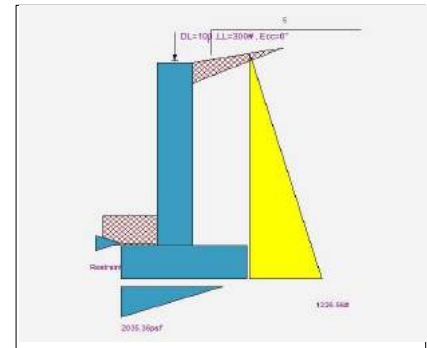
Code: IBC 2006,ACI 318-05,ACI 530-05

Criteria

Retained Height	=	6.00 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	5.00 : 1
Height of Soil over Toe	=	12.00 in
Water height over heel	=	0.0 ft

Soil Data

Allow Soil Bearing	=	2,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	45.0 psf/ft
	=	
Passive Pressure	=	389.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	0.00 pcf
Footing Soil Friction	=	0.450
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	0.0 psf
Used for Sliding & Overturning		

Axial Load Applied to Stem

Axial Dead Load	=	100.0 lbs
Axial Live Load	=	300.0 lbs
Axial Load Eccentricity	=	0.0 in

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
The above lateral load has been increased by a factor of		1.00
Wind on Exposed Stem	=	0.0 psf

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type		Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Design Summary

Wall Stability Ratios

Overturning	=	2.10 OK
Slab Resists All Sliding !		
Total Bearing Load	=	2,884 lbs
...resultant ecc.	=	9.67 in
Soil Pressure @ Toe	=	2,035 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	2,500 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	2,527 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	3.8 psi OK
Footing Shear @ Heel	=	15.7 psi OK
Allowable	=	82.2 psi

Sliding Calcs Slab Resists All Sliding !

Lateral Sliding Force	=	1,226.6 lbs
-----------------------	---	-------------

Stem Construction

Design Height Above Ftg	ft =	0.00
Wall Material Above "Ht"	=	Concrete
Thickness	=	12.00
Rebar Size	=	# 4
Rebar Spacing	=	9.00
Rebar Placed at	=	Edge

Design Data

fb/FB + fa/Fa	=	0.322
Total Force @ Section	lbs =	1,296.0
Moment.....Actual	ft-# =	2,592.0
Moment.....Allowable	=	8,060.1
Shear.....Actual	psi =	10.5
Shear.....Allowable	psi =	82.2
Wall Weight	=	150.0
Rebar Depth 'd'	in =	10.25
LAP SPLICE IF ABOVE	in =	12.00
LAP SPLICE IF BELOW	in =	12.00
HOOK EMBED INTO FTG	in =	12.00

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Short Term Factor	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	3,000.0
Fy	psi =	40,000.0

Load Factors

Building Code	IBC 2006,ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.600
Seismic, E	1.000



This Wall in File: c:\users\jerry\documents\retainpro 10 project files\cantilever retaining walls.rp

RetainPro 10 (c) 1987-2014, Build 10.14.9.12

License : KW-06055997

License To : PALMER CONSTRUCTION CONSULTANTS, INC.

Cantilevered Retaining Wall Design

Code: IBC 2006, ACI 318-05, ACI 530-05

Footing Dimensions & Strengths

Toe Width	=	1.00 ft
Heel Width	=	2.50
Total Footing Width	=	3.50
Footing Thickness	=	13.00 in
Key Width	=	12.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	1.75 ft
f'c =	3,000 psi	Fy = 75,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm.= 3.00 in

Footing Design Results

	Toe	Heel
Factored Pressure	= 2,527	0 psf
Mu' : Upward	= 1,115	0 ft-#
Mu' : Downward	= 327	1,851 ft-#
Mu: Design	= 788	1,851 ft-#
Actual 1-Way Shear	= 3.77	15.75 psi
Allow 1-Way Shear	= 82.16	82.16 psi
Toe Reinforcing	= # 4 @ 9.00 in	
Heel Reinforcing	= # 4 @ 9.00 in	
Key Reinforcing	= # 4 @ 0.00 in	

Other Acceptable Sizes & Spacings

Toe: Not req'd, Mu < S * Fr

Heel: Not req'd, Mu < S * Fr

Key: Slab Resists Sliding - No Force on Key

Summary of Overturning & Resisting Forces & Moments

.....OVERTURNING.....				RESISTING.....			
Item	Force lbs	Distance ft	Moment ft-#		Force lbs	Distance ft	Moment ft-#
Heel Active Pressure	= 1,226.6	2.46	3,018.7	Soil Over Heel	= 990.0	2.75	2,722.5
Surcharge over Heel	=			Sloped Soil Over Heel	= 24.8	3.00	74.3
Surcharge Over Toe	=			Surcharge Over Heel	=		
Adjacent Footing Load	=			Adjacent Footing Load	=		
Added Lateral Load	=			Axial Dead Load on Stem	= 100.0	1.50	150.0
Load @ Stem Above Soil	=			* Axial Live Load on Stem	= 300.0	1.50	450.0
	=			Soil Over Toe	=	0.50	
				Surcharge Over Toe	=		
Total	1,226.6	O.T.M.	3,018.7	Stem Weight(s)	= 900.0	1.50	1,350.0
	=		=	Earth @ Stem Transitions	=		
Resisting/Overturning Ratio			= 2.10	Footing Weight	= 568.8	1.75	995.3
Vert. component of active S.P. used for Overturning Resistance.				Key Weight	=	2.25	
Vertical component of active pressure NOT used for soil pressure					= 296.2	3.50	1,036.6
				Total =	2,879.7 lbs	R.M.=	6,328.6

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.



THIRD PARTY ENGINEER INSPECTION REPORT

Inspector: Troy Hudson

Date: 03-12-2021

JOB SITE INFORMATION

Builder or Client: Georgia Classic Pool

Jurisdiction/Municipality: Sandy Springs

Permit Number: RW20-00049

Lot: _____

Subdivision: _____

Address: 220 Zeblin Road

INSPECTION INFORMATION

Type of Inspection: Retaining Wall

Inspection Timing: Prior to Cover/Pour

Required Soil Bearing Capacity: 2,500 PSF

Plan Sheet Reference: Palmer CCI Sheet 1 of 1

Comments: _____

Retaining Wall: 10" Wall Thickness, 6' Wall Height with #4 bars at 10" OC each way.

Inspection Results:



Passed



Failed

☐ Items inspected meet or exceed Plan Reference Sheet specified above.

☒ Items inspected meet or exceed the 2018 International Residential Code requirements.

CERTIFICATION

We certify that the inspector named above personally made the inspections described hereon. If passed, to the best of our ability, we found compliance with the building codes or plan sheets specified above. If failed, we noted any noncompliance and gave instructions for compliance.

I, as Principal Engineer, certify that the above information is true and that the item(s) inspected meets the requirements of the building codes or plan sheets specified above



Albert J. Palmer, P.E.
Georgia P.E. Number 15301





THIRD PARTY ENGINEER INSPECTION REPORT

Inspector: Troy Hudson

Date: 09/17/2021

JOB SITE INFORMATION

Builder or Client: Georgia Classic Pools

Jurisdiction/Municipality: Sandy Springs

Permit Number: RW20-00049

Lot:

Subdivision:

Address: 220 Zeblin Road

INSPECTION INFORMATION

Type of Inspection: Retaining Wall Footing

Inspection Timing: Prior to Cover/Pour

Required Soil Bearing Capacity: 2,500 PSF

Plan Sheet Reference: Palmer CCI Sheet 1

Comments: Upper retaining wall footing: 12" deep, 4' 8" wide with (top mat) #4 long bars 12" oc, #4 crossbars at 10"-12" oc and (bottom mat) #4 long bars at 12" oc, #4 dowels 10"-12" oc

Footing supported by a double row of helical piles, spaced 6' OC, staggered

Inspection Results: ☒ Passed ☐ Failed

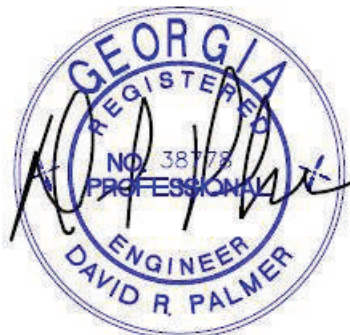
☐ Items inspected meet or exceed Plan Reference Sheet specified above.

☒ Items inspected meet or exceed the 2018 International Residential Code requirements.

CERTIFICATION

We certify that the inspector named above personally made the inspections described hereon. If passed, to the best of our ability, we found compliance with the building codes or plan sheets specified above. If failed, we noted any noncompliance and gave instructions for compliance.

I, as Principal Engineer, certify that the above information is true and that the item(s) inspected meets the requirements of the building codes or plan sheets specified above



David R. Palmer, P.E.
Georgia P.E. Number 38778





THIRD PARTY ENGINEER INSPECTION REPORT

Inspector: Troy Hudson

Date: 03-05-2021

JOB SITE INFORMATION

Builder or Client: Georgia Classic Pool

Jurisdiction/Municipality: Sandy Springs

Permit Number: RW20-00049

Lot:

Subdivision:

Address: 220 Zeblin Road

INSPECTION INFORMATION

Type of Inspection: Retaining Wall Footing

Inspection Timing: Prior to Cover/Pour

Required Soil Bearing Capacity: 2,500 PSF

Plan Sheet Reference: Palmer CCI Sheet 1 of 1

Comments:

Retaining Wall Footing (Lower retaining wall) - 4' Deep, 12" Wide; top mat #4 long bars 12" oc, #4 crossbars 10" oc; bottom mat #4 long bars 12" oc, Bent Dowels #4 at 10" OC

Inspection Results:



Passed



Failed

☐ Items inspected meet or exceed Plan Reference Sheet specified above.

☒ Items inspected meet or exceed the 2018 International Residential Code requirements.

CERTIFICATION

We certify that the inspector named above personally made the inspections described hereon. If passed, to the best of our ability, we found compliance with the building codes or plan sheets specified above. If failed, we noted any noncompliance and gave instructions for compliance.

I, as Principal Engineer, certify that the above information is true and that the item(s) inspected meets the requirements of the building codes or plan sheets specified above



Albert J. Palmer, P.E.
Georgia P.E. Number 15301



THIRD PARTY ENGINEER INSPECTION REPORT

Inspector: Troy Hudson

Date: 10/04/2021

JOB SITE INFORMATION

Builder or Client: Georgia Classic Pools

Jurisdiction/Municipality: Sandy Springs

Permit Number: RW20-00049

Lot: _____

Subdivision: _____

Address: 220 Zeblin Road

INSPECTION INFORMATION

Type of Inspection: Upper Retaining Wall (Steel Placement)

Inspection Timing: Prior to Cover/Pour

Required Soil Bearing Capacity: Not Applicable

Plan Sheet Reference: Not Applicable

Comments: Upper retaining wall: Wall height 6' max, wall thickness 10", #4 rebar 10"-12" OCV, #4 rebar 10" OCH

Inspection Results:



Passed



Failed

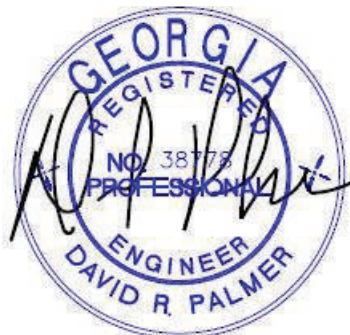
☐ Items inspected meet or exceed Plan Reference Sheet specified above.

☒ Items inspected meet or exceed the 2018 International Residential Code requirements.

CERTIFICATION

We certify that the inspector named above personally made the inspections described hereon. If passed, to the best of our ability, we found compliance with the building codes or plan sheets specified above. If failed, we noted any noncompliance and gave instructions for compliance.

I, as Principal Engineer, certify that the above information is true and that the item(s) inspected meets the requirements of the building codes or plan sheets specified above



David R. Palmer, P.E.
Georgia P.E. Number 38778





THIRD PARTY ENGINEER INSPECTION REPORT

Inspector: Troy Hudson

Date: 10/07/2021

JOB SITE INFORMATION

Builder or Client: Georgia Classic Pools

Jurisdiction/Municipality: Sandy Springs

Permit Number: RW20-00049

Lot: _____

Subdivision: _____

Address: 220 Zeblin Road

INSPECTION INFORMATION

Type of Inspection: Upper Retaining Wall (Panel Set)

Inspection Timing: Prior to Cover/Pour

Required Soil Bearing Capacity: Not Applicable

Plan Sheet Reference: Not Applicable

Comments: Upper retaining wall: Wall height 6' max, wall thickness 10", #4 rebar 10"-12" OCV, #4 rebar 10" OCH

Inspection Results:



Passed



Failed

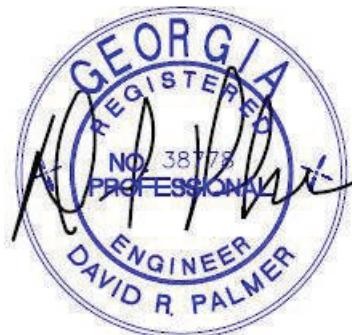
☐ Items inspected meet or exceed Plan Reference Sheet specified above.

☒ Items inspected meet or exceed the 2018 International Residential Code requirements.

CERTIFICATION

We certify that the inspector named above personally made the inspections described hereon. If passed, to the best of our ability, we found compliance with the building codes or plan sheets specified above. If failed, we noted any noncompliance and gave instructions for compliance.

I, as Principal Engineer, certify that the above information is true and that the item(s) inspected meets the requirements of the building codes or plan sheets specified above



David R. Palmer, P.E.
Georgia P.E. Number 38778





To the City of Sandy Springs and Members of the Board,

I am a neighboring property of Austin and Shira Cohen, located at 220 Zeblin Road Sandy Springs, GA 30342. We are aware of the variance request they are seeking to allow for the existing tiered wall system to remain as-is on their property. We understand that the code calls for 4' between the tiered wall system, and that their spacing is only 2' in a certain part of the wall. We have seen the site plans and the engineering reports that reflect the walls being built per the engineers' design and specifications. We understand these walls to be structurally sound. We also do not see any problem in the aesthetics of the wall. We would be in full support of the wall system remaining as is. In addition, we would request that no further construction took place to further disturb our neighborhood.

Thank you,

Name: Pamela De Givanni

Signature: P De Givanni

Address: 210 Zeblin Rd

Date: 8/9/2023

To the City of Sandy Springs and Members of the Board,

I am a neighboring property of Austin and Shira Cohen, located at 220 Zeblin Road Sandy Springs, GA 30342. We are aware of the variance request they are seeking to allow for the existing tiered wall system to remain as-is on their property. We understand that the code calls for 4' between the tiered wall system, and that their spacing is only 2' in a certain part of the wall. We have seen the site plans and the engineering reports that reflect the walls being built per the engineers' design and specifications. We understand these walls to be structurally sound. We also do not see any problem in the aesthetics of the wall. We would be in full support of the wall system remaining as is. In addition, we would request that no further construction took place to further disturb our neighborhood.

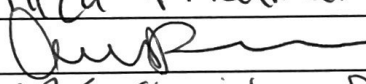
Thank you,

Name: KATERYNA ARMSTRONG
Signature: K Armstrong
Address: 230 ZEBLIN RD ATL, GA 30342
Date: 8/9/23

To the City of Sandy Springs and Members of the Board,

I am a neighboring property of Austin and Shira Cohen, located at 220 Zebelin Road Sandy Springs, GA 30342. We are aware of the variance request they are seeking to allow for the existing tiered wall system to remain as-is on their property. We understand that the code calls for 4' between the tiered wall system, and that their spacing is only 2' in a certain part of the wall. We have seen the site plans and the engineering reports that reflect the walls being built per the engineers' design and specifications. We understand these walls to be structurally sound. We also do not see any problem in the aesthetics of the wall. We would be in full support of the wall system remaining as is. In addition, we would request that no further construction took place to further disturb our neighborhood.

Thank you,

Name: Aliza Friedman
Signature: 
Address: 225 Sheridan Pt Ln
Date: 08-09-23

To the City of Sandy Springs and Members of the Board,

I am a neighboring property of Austin and Shira Cohen, located at 220 Zebelin Road Sandy Springs, GA 30342. We are aware of the variance request they are seeking to allow for the existing tiered wall system to remain as-is on their property. We understand that the code calls for 4' between the tiered wall system, and that their spacing is only 2' in a certain part of the wall. We have seen the site plans and the engineering reports that reflect the walls being built per the engineers' design and specifications. We understand these walls to be structurally sound. We also do not see any problem in the aesthetics of the wall. We would be in full support of the wall system remaining as is. In addition, we would request that no further construction took place to further disturb our neighborhood.

Thank you,

Name: Hollie Zukerman

Signature: Hollie

Address: 205 Sheridan Point Ln. Atlanta, Ga 30342

Date: 8/8/23

Board of Appeals

September 6, 2023



SANDY SPRINGS™
GEORGIA

V23-0022
220 Zeblin Road

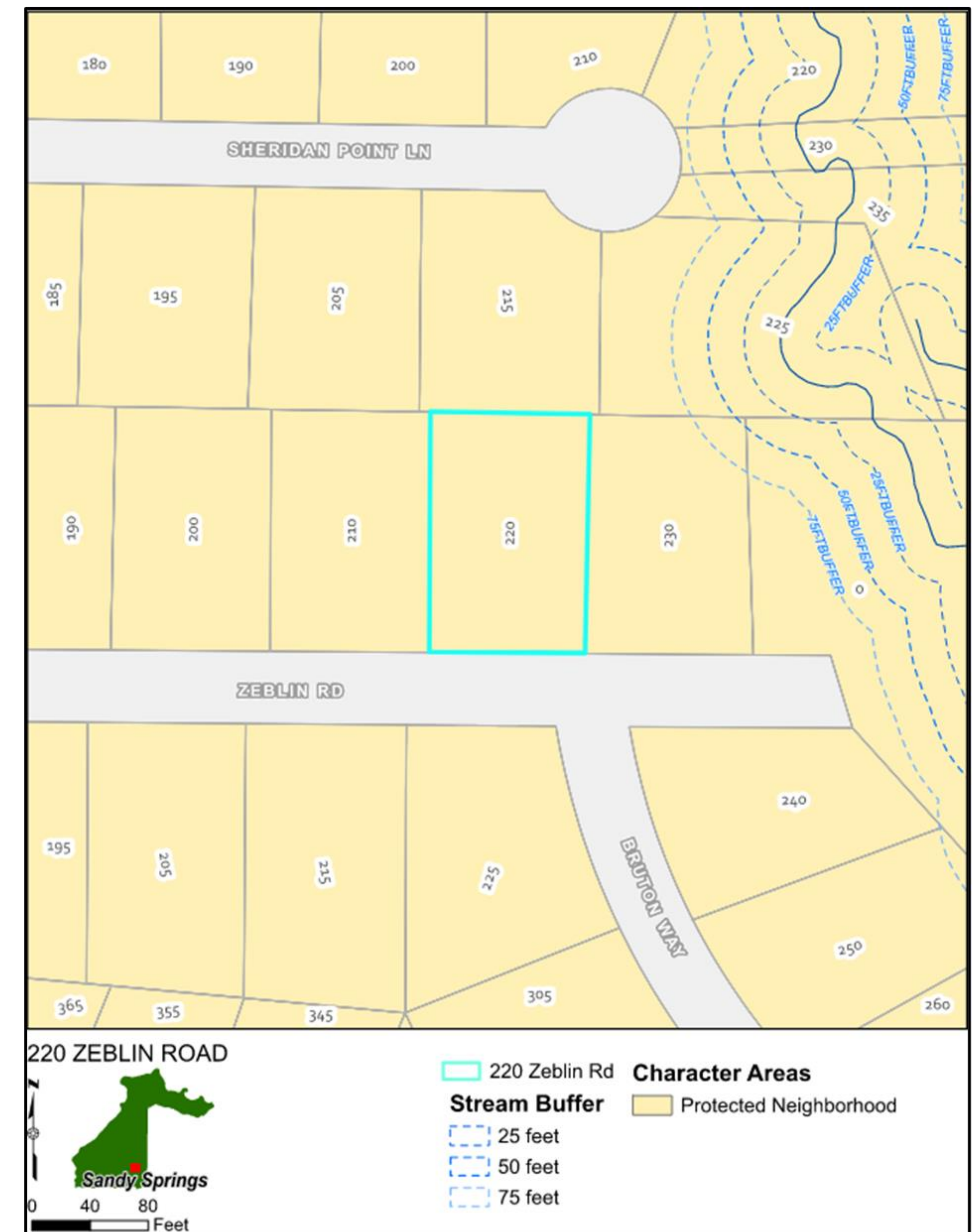
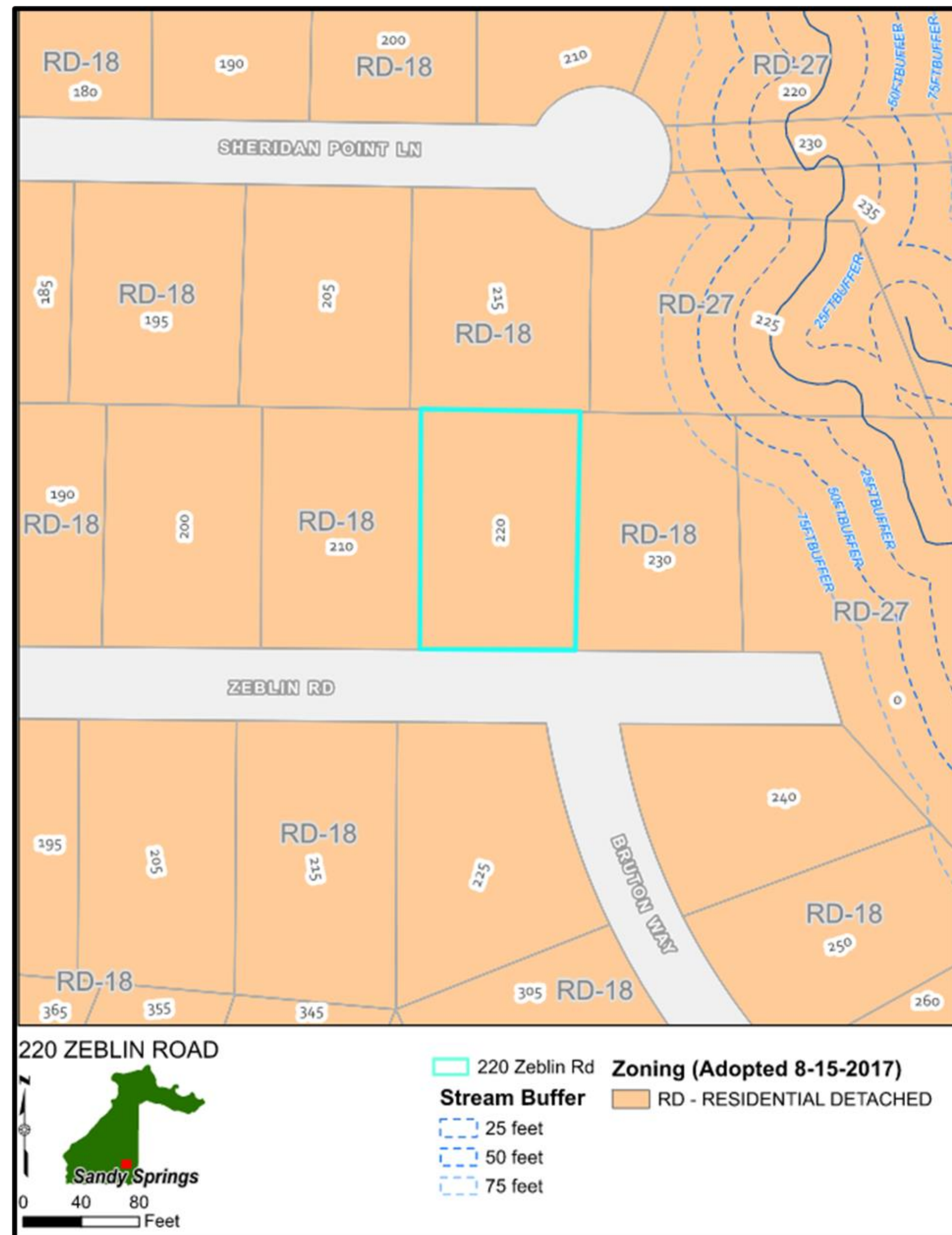
STAFF RECOMMENDATION:
Denial

Request

Request for a Variance from Section 9.4.3.A.2.a to allow tiered retaining walls to be placed less than four feet apart.

Zoning

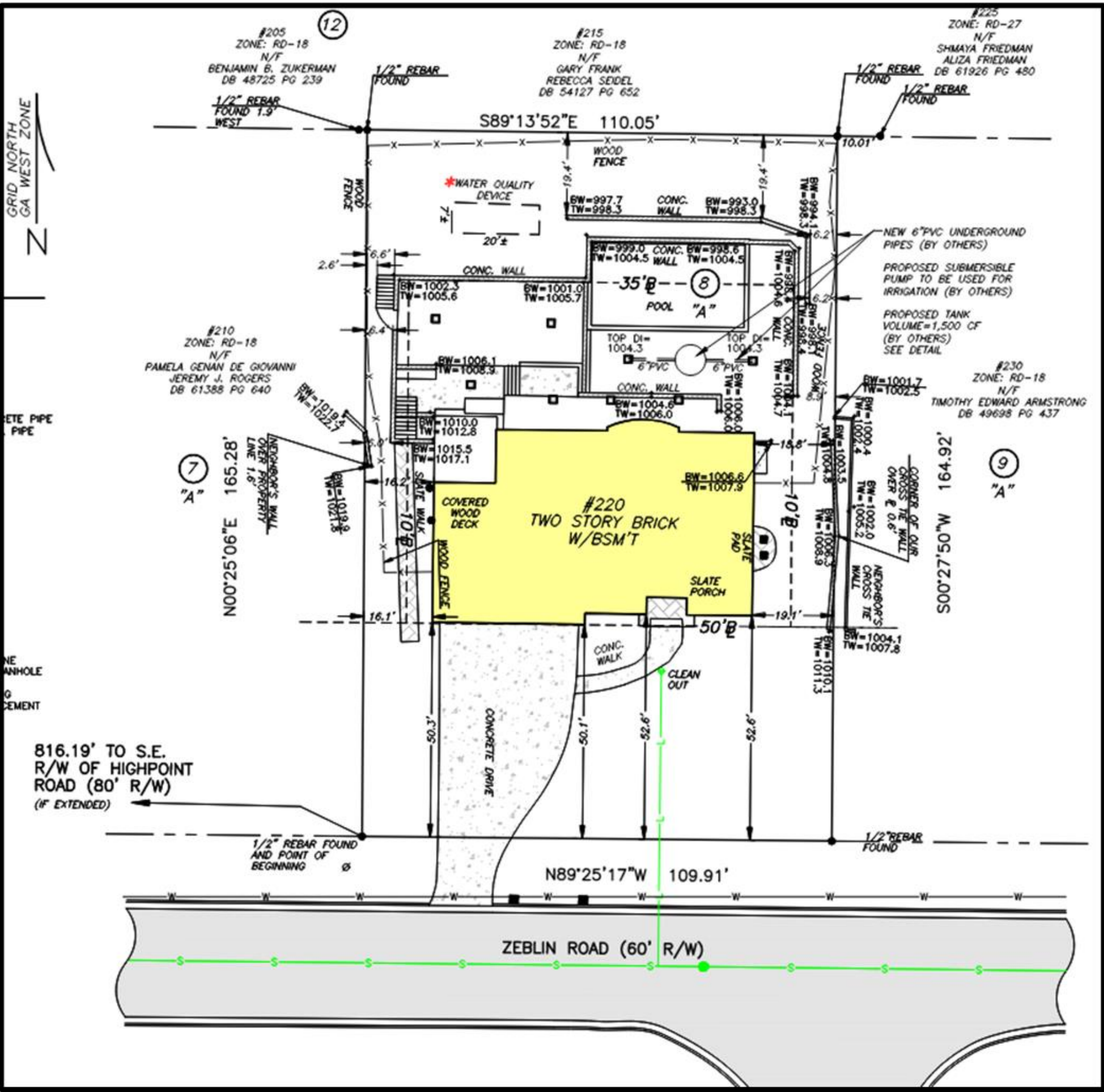
Character Area



Aerial Image



As-Built



Existing Development

- The 0.42-acre subject property zoned as RD-18 (residential detached – 18,000 square feet minimum) is currently developed with a 2-story single-family home with a basement, a 3-car garage, and a pool.
- According to Fulton County Tax records, the current homeowners purchased the home in 2016.
- The elevation of the rear yard varies by approximately 18 feet between the rear of the home and the rear property line, requiring the installation of retaining walls to create leveled areas.
- Currently, in the northernmost portion of the tiered retaining walls, there are approximately two feet between the outer face of the upper wall and the inner face of the lower wall. The development code requires that the retaining walls be separated by at least four feet.



View of the tiered retaining walls looking north at the east property line



Aerial image of the angled portion of the retaining walls

Existing Development/ Variance Request

- The applicant is seeking a variance from section 9.4.3.A.2.a to allow tiered retaining walls to remain less than four feet apart.
- The applicant previously submitted and obtained a permit in 2020 for these retaining walls however, the approved plans had not been adhered to, and the walls were constructed less than four (4) feet apart. The as-built survey revealed that the tiered retaining walls did not meet the required code regulations.
- The intent of this request is to permit the installed tiered retaining walls that are less than the four (4) feet apart required by the development code.

V23-0022 Variance Considerations

Variances will only be granted upon showing that

- ***The application of this Development Code would create an unnecessary hardship, not merely an inconvenience to the applicant;***
 - The approved permit, issued in 2020, included the correct code-compliant spacing between the walls, however, the plans were not followed during construction in error.
- ***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;***
 - All the properties along Zeblin Road share similar topographic characteristics which does not make this an unusual circumstance. The elevation of the rear yard necessitates the installation of retaining walls to create flat areas. The standard-shaped lot provides the applicant with a sufficient amount of land to construct a reasonable residence on the property.

V23-0022 Variance Considerations

Variances will only be granted upon showing that

- ***Such conditions are not the result of action or inaction of the current property owner;***
 - The applicant acknowledges that they deviated from the permitted retaining wall design specifications and constructed the retaining walls two (2) feet apart instead of the prescribed four (4) feet. The applicant is solely responsible for constructing the currently non-compliant retaining walls.
- ***The Variance request would provide the minimum relief necessary to make possible the reasonable use of the property;***
 - The applicant has sufficient space in the northeast corner of the property to alter the angled portion of the lower retaining wall. There is also space to move the upper retaining wall inward towards the pool to meet the requirements of the development code.
- ***The Variance request would result in development that is consistent with the general intent of this Development Code, with the Comprehensive Plan policies, and not be detrimental to the public good, safety, and welfare.***
 - A major feature of The Next Ten is to protect and preserve the City's neighborhoods, and a way in which that is codified is through regulations governing the location and spacing of structures. In this regard, the request would not result in development that is consistent with the general intent of the Development Code. While this retaining wall placement is not consistent with the Development Code or The Next Ten, it is not detrimental to the public good, safety, and welfare.

Recommendation

- Staff recommends **Denial** of **Variance** V23-0022, a request from Section 9.4.3.A.2.a to allow tiered retaining walls to be placed less than four feet apart. Should the Board choose to approve this variance request, Staff recommends the following condition:
 - The applicant must install heavy plantings of evergreens along the wall that will be full from the ground to the top such that it completely obscures the wall; and that such plantings are subject to the approval by the City Arborist and City Engineer.