



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

Sherri Allen, Chair
Justin Sparano, Vice Chair
Jason Bodwell
Fred Jewell
Nathan Kongthum
Bill Thackston
Susan Maziar

Wednesday, January 8, 2025

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

January 8, 2025 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

August 7, 2024 Board of Appeals Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

2025-0002 V-24-37 - 440 Belada Blvd -Request for a variance from Section 9.2.3. to allow a pool and associated structures to encroach into the 75-foot impervious surface setback.
(Presented by LaQuita Williams, Planner II)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

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

The City will make reasonable accommodations for those persons.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov

Board of Appeals

January 8, 2025



SANDY SPRINGS
GEORGIA

V-24-27

440 Belada Blvd

STAFF RECOMMENDATION:
Approval with Conditions

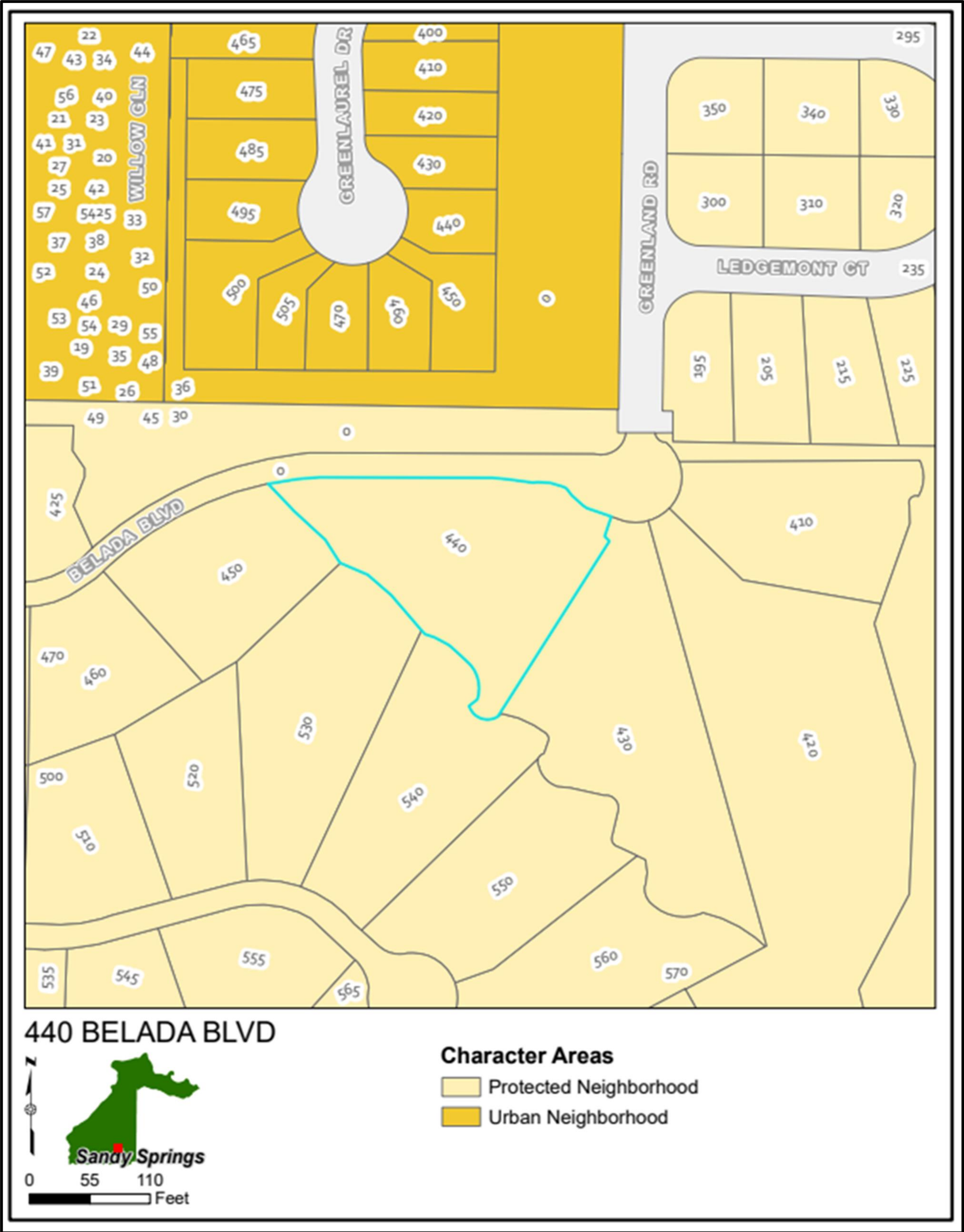


SANDY SPRINGS
GEORGIA

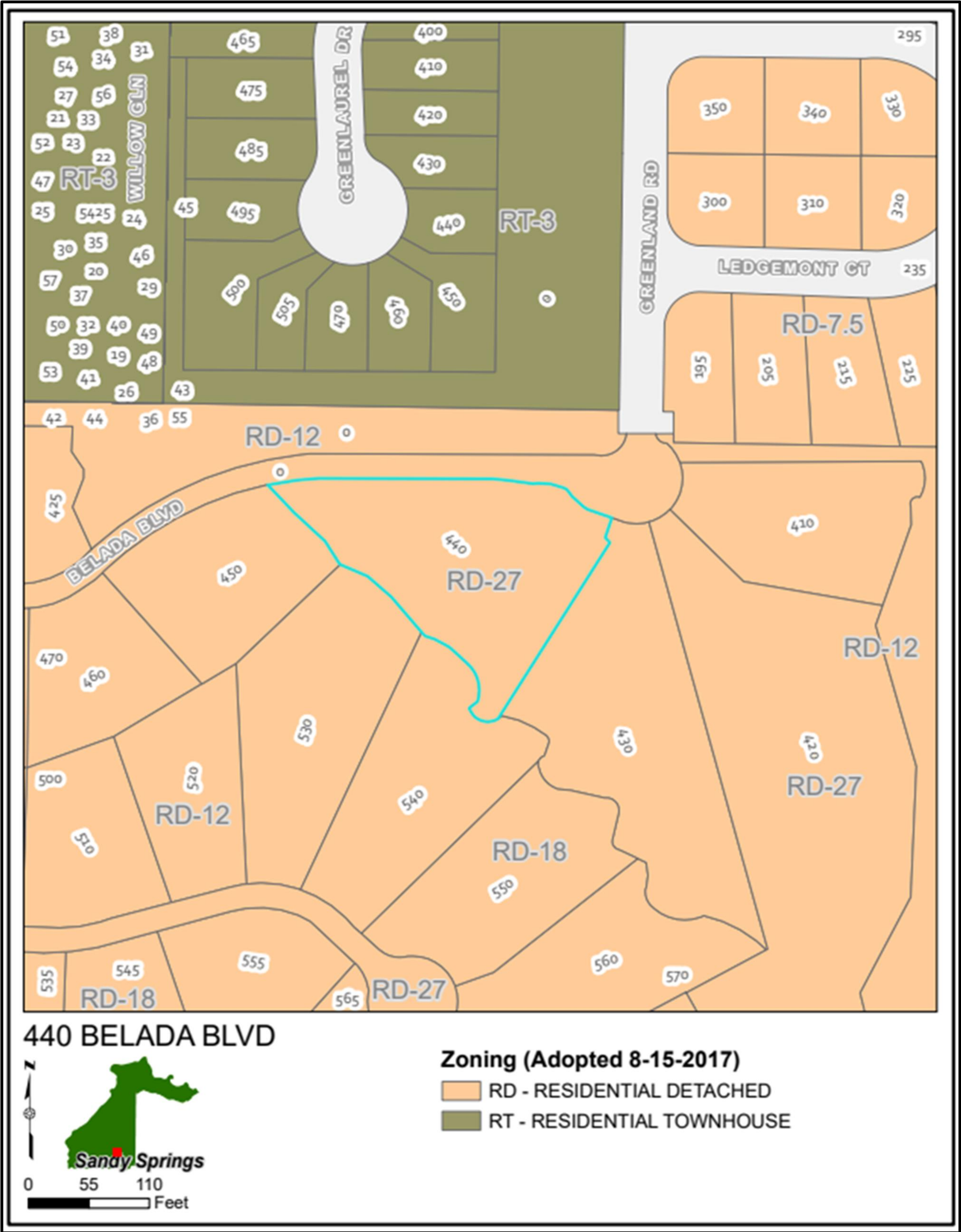
Request

- Request for a variance from code section 9.2.3. to allow a pool and associated structures to encroach into the 75-foot impervious surface setback.

Character Area Map



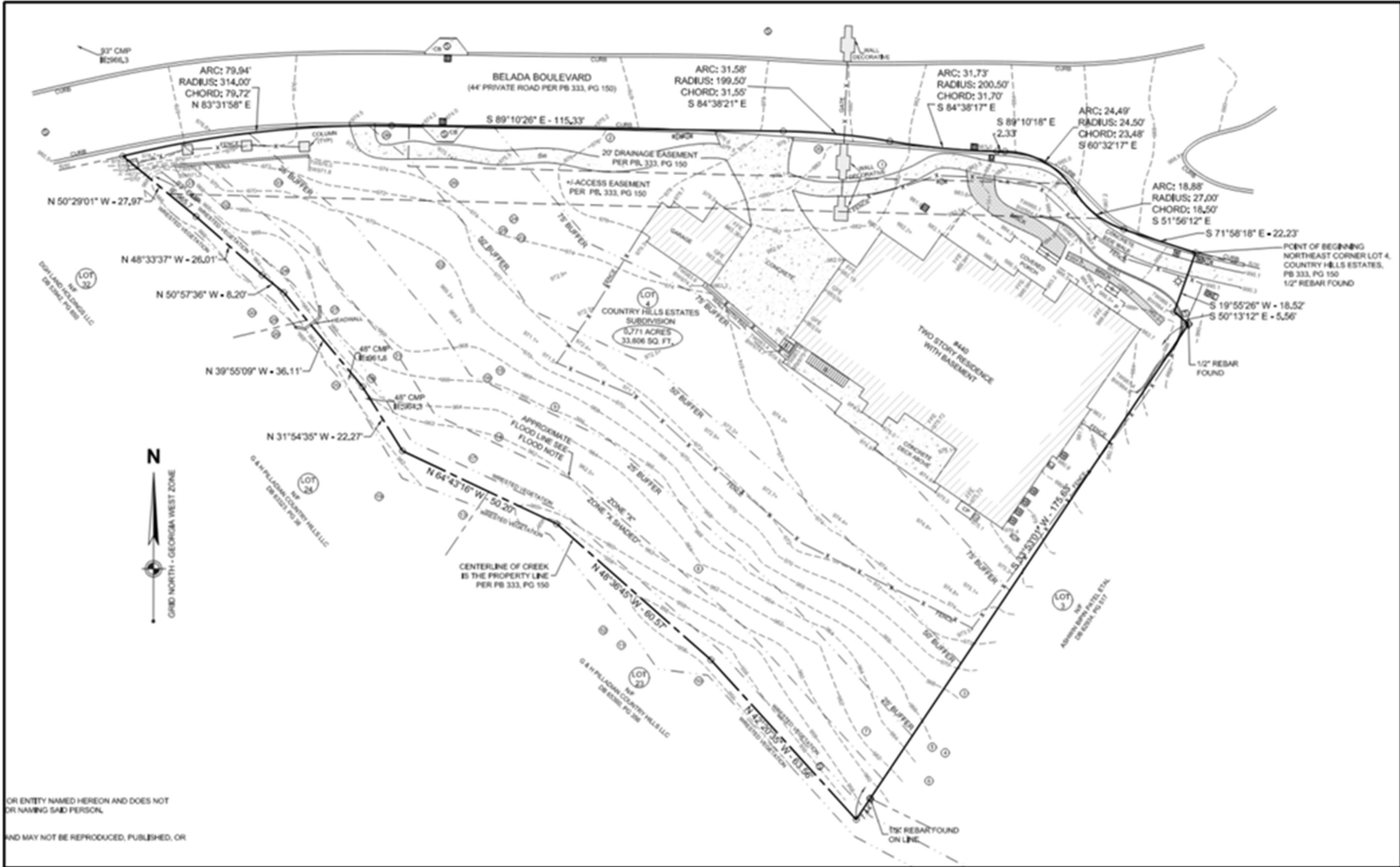
Zoning Map



Aerial Image



Survey



Existing Conditions

- The subject property is 0.74-acre and is equipped with a two-story single-family home with a basement, a two-car interior garage, a detached one-car garage, a rear deck, and rear covered porch.
- Based on Fulton County records, the present owners acquired the property in 2013, and the home was built in 2010.
- Located within the Country Hills Estates neighborhood, the subject property sits in the southern portion of the City within the Nancy Creek Declared Sensitive Area.
- The lot is moderately sloped from front to rear with approximately 16-20 feet in relief with a level rear yard area.
- The slopes from the rear yard to the stream are moderately sloped are moderate with approximately 12 feet of relief within the stream buffers and impervious setback areas.

Existing Conditions



View of front of home



**View standing in rear
yard facing Belada Blvd**

Existing Conditions

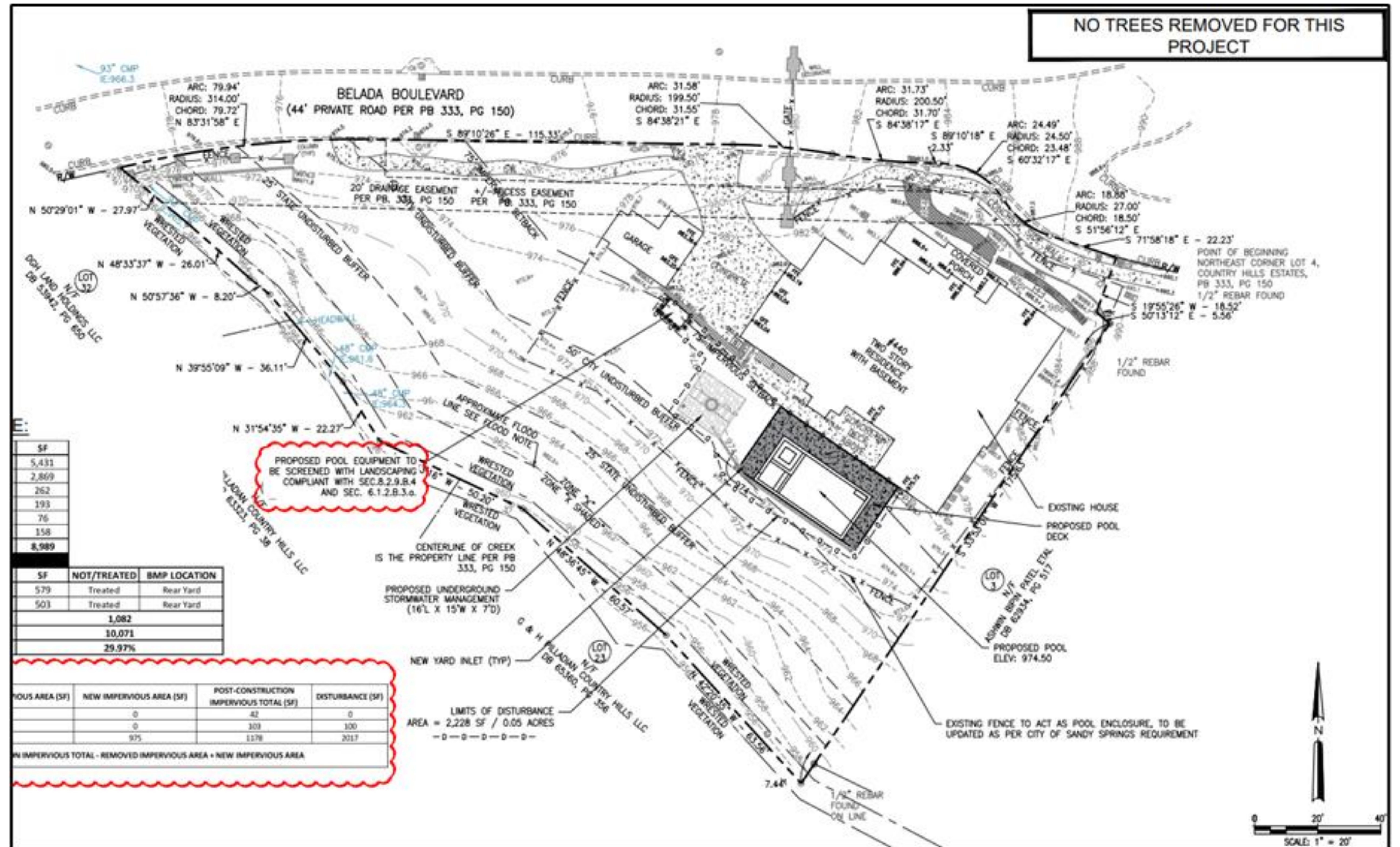


View facing north showing the leveled area at the rear of the home



Southwest view standing in rear yard

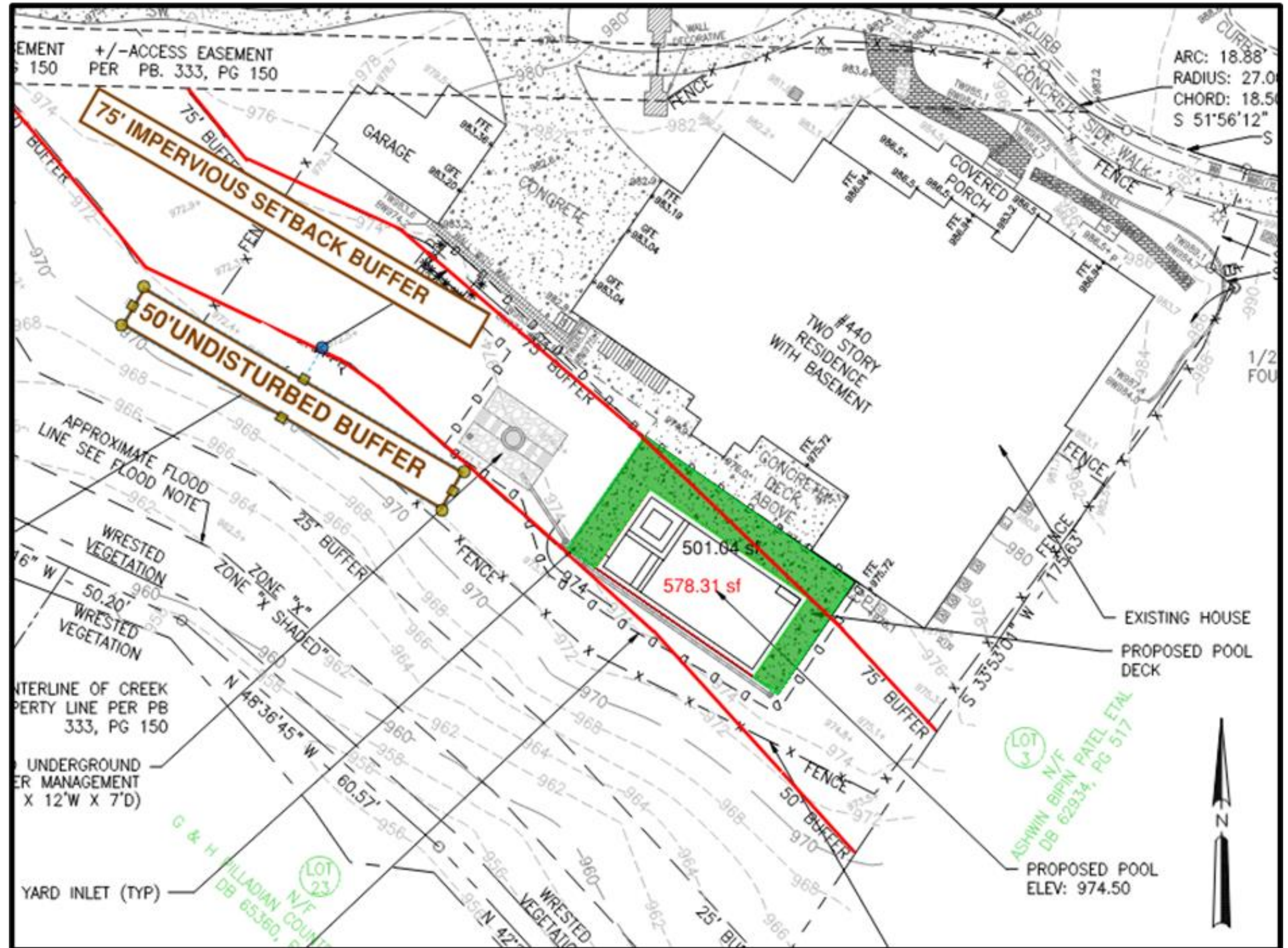
Site Plan



Proposal

- The applicants are seeking a variance to encroach 25 feet into the 75-foot impervious surface setback to place a pool and deck.
- The proposed pool will be 579 square feet, and the proposed deck is 503 square feet for a total of new impervious surface of 1,082 square feet.
- Only 975 sf will be within the 75-foot impervious surface setback.
- Development Code states
 - “All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer”
 - “The purpose of the setback is to prohibit all newly proposed impervious surfaces and to prevent increases in stormwater runoff caused by grading or other land disturbance activities within the impervious surface setback.”

Site Plan- Markups



Proposed Development



Variance Considerations:

Variances will only be granted upon showing that:

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

-- The lot has a moderate slope from front to rear, with an elevation change of approximately 10 feet, and features a level rear yard just behind the house. The area from about 35 feet behind the house to the stream has a steep slope, with about 12-14 feet of elevation change within the 50-foot stream buffer.

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

--the property in question is constrained by the proximity and extent of its stream buffers, which would necessitate a variance for any rear-lot development. Strict adherence to the impervious surface setback and buffer requirements would preclude the applicant from constructing accessory structures or expanding the existing home creating a practical hardship.

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

--The provided survey indicates that the 75-foot impervious surface setback extends along the entire rear of the property, effectively preventing any expansion. These setback requirements pose substantial challenges, significantly limiting opportunities for further development.

Recommendation

- Staff recommends **Approval with Conditions of Variance V-24-37** a request for a variance from code section 9.2.3. to allow a pool and associated structures to encroach into the 75-foot impervious surface setback. Staff recommends the following conditions:
 - That all new impervious surfaces and site disturbances be confined within the 75-foot impervious surface setback,
 - The deck shall be installed with artificial turf in lieu of the pool deck, installed according to the City's detail,
 - Stormwater Management Plan be approved by the City Engineer, and
 - Construction be substantially similar to the proposed site plan.



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, January 8, 2025

Case: **V-24-37 – 440 Belada Blvd**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: December 19, 2024

REQUEST

Request for a variance from code section 9.2.3. to allow a pool and associated structures to encroach into the 75-foot impervious surface setback.

APPLICANT

Property Owners:	Petitioner:	Representative:
Azfar and Rumana Haque	Hugh Tully of Hugh Tully Pools	Hugh Tully of Hugh Tully Pools

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of Variance V-24-37

MATERIALS SUBMITTED AND REVIEWED

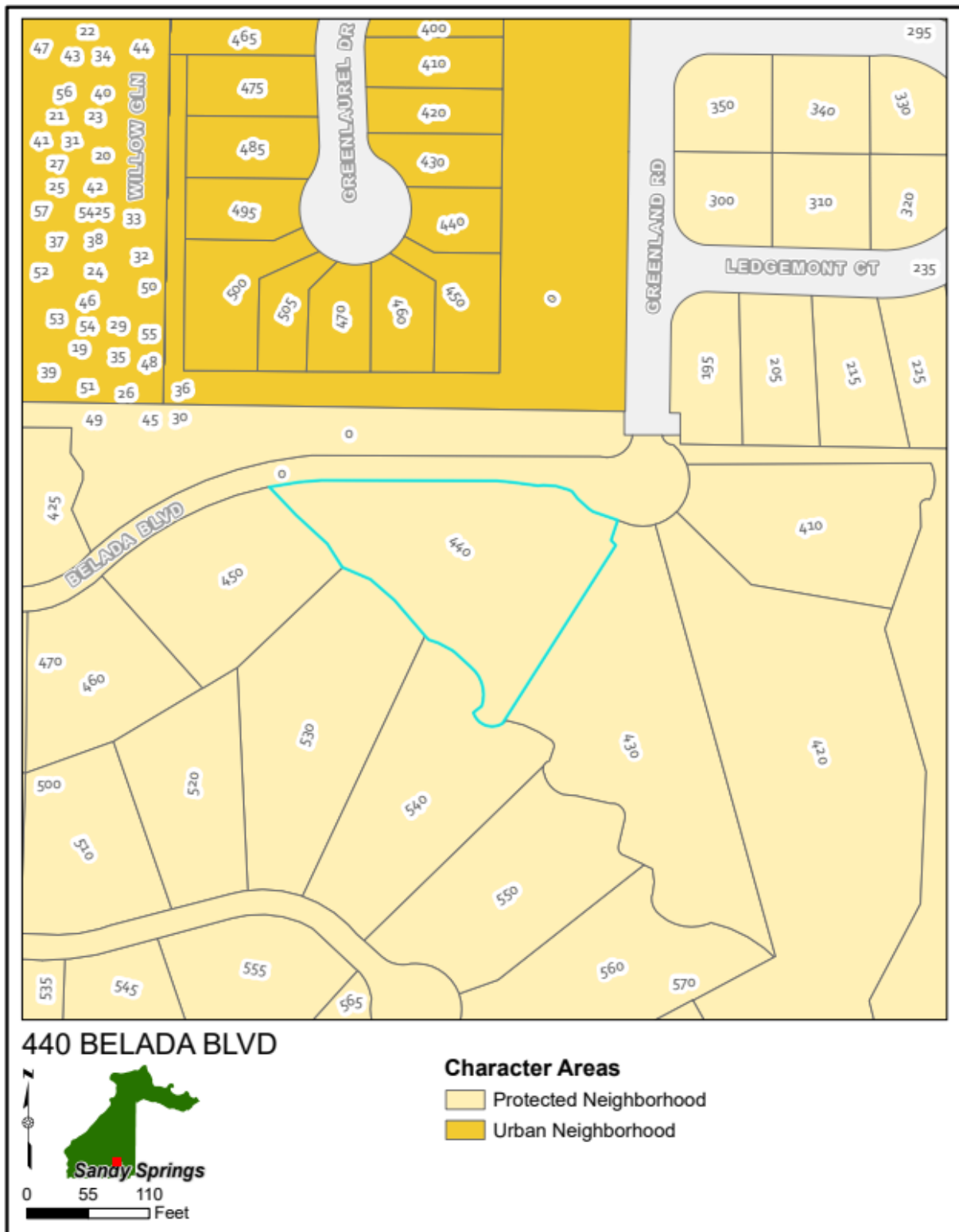
Materials and Plans

1. “*Application*” received on November 18, 2024.
2. “*Haque_StormwaterMgmtPlan*” received November 18, 2024.
3. “*Boundary, Topographic & Tree Survey*” received on November 7, 2024, and prepared by On Point Surveying and Mapping, Inc. Stamped by Daniel W. Venable dated for August 15, 2024.
4. “*440 RevisionSitePlan11-18-2024*” received June 17, 2024. Prepared by Crescent View Engineering, LLC. Stamped by George H. Baltz

PROPERTY INFORMATION	
Location:	440 Belada Blvd (17 006800040652)
Council District:	5 – Tiberio "Tibby" DeJulio
Neighborhood:	High Point Civic Association/Country Hills Estates
Road frontage:	Approximately 323 feet along Belada Blvd
Lot Depth	Approximately 223 feet
Acreage:	Approximately 0.74 acres
Current Zoning	RD-27 (Residential Detached – minimum lot size 27,000 square feet)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	2005Z-0024, ZM07-001/CV07-004
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-12/Residential Detached	0 Belada Blvd	3.93 Acre
North	RT-3/ Residential Townhouse	Green Laurel Community	-
East	RD-27/Residential Detached	430 Belada Blvd	0.96 Acres
South	RD-27/Residential Detached	540 Belada Blvd	0.61 Acres
South	RD-27/Residential Detached	530 Belada Blvd	0.66 Acres
West	RD-12/Residential Detached	450 Belada Blvd	0.48 Acres
PROPOSED DEVELOPMENT			
-	RD-27/Residential Detached	440 Belada Blvd	0.74 Acres

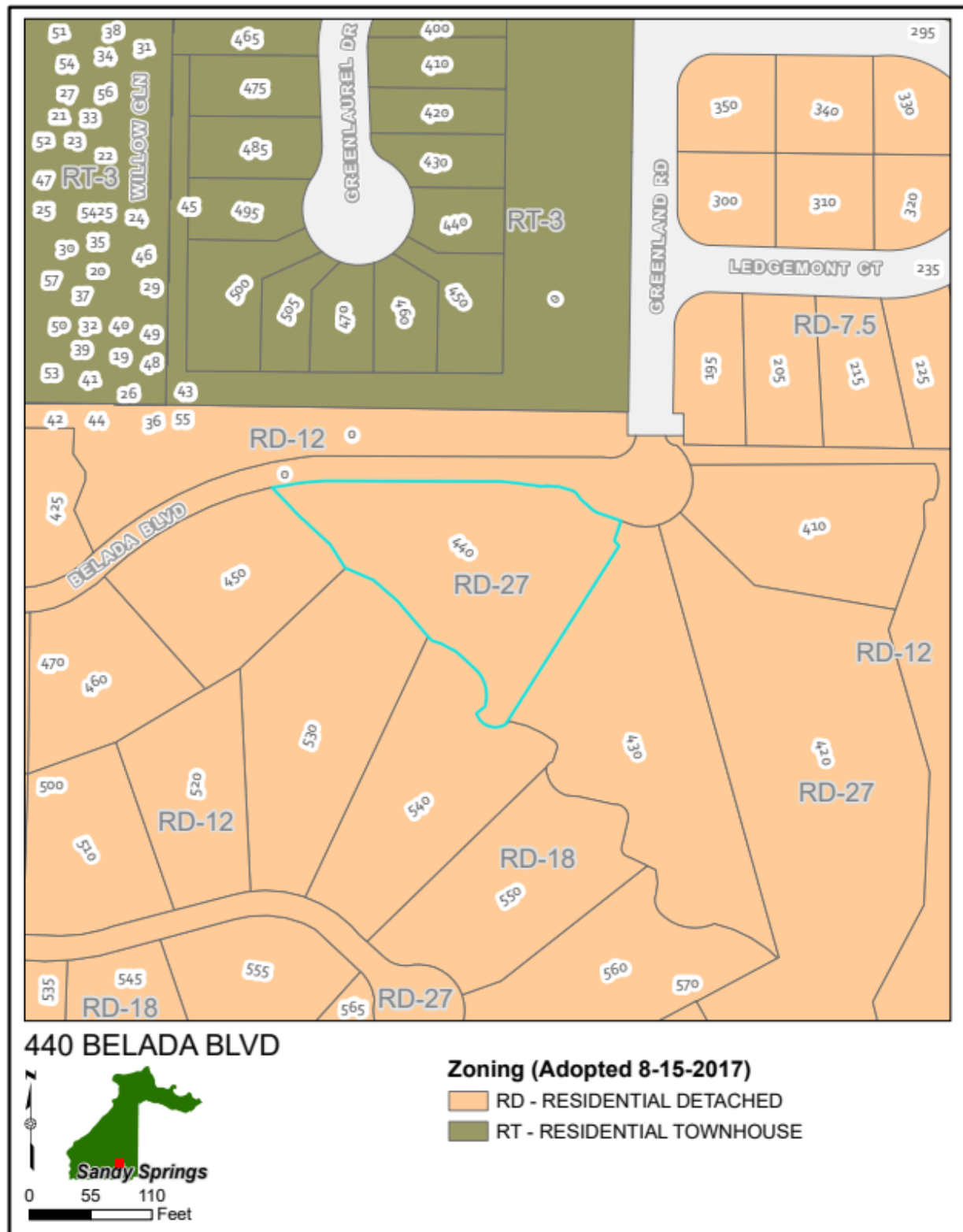
CHARACTER AREA MAP



AERIAL IMAGE



ZONING MAP



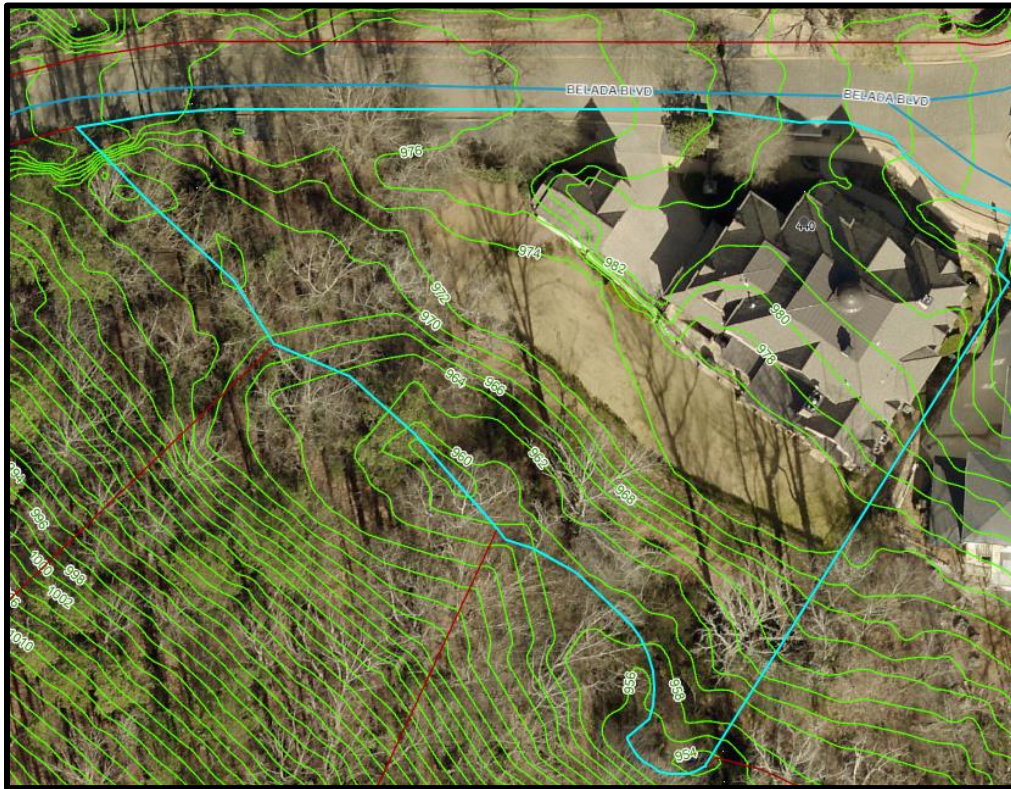
EXISTING DEVELOPMENT

The subject property is 0.74-acre with a two-story single-family home, a basement, a two-car attached garage, a detached one-car garage, a rear deck, and rear covered porch. Based on Fulton County records, the present owners acquired the property in 2013, and the home was built in 2010. Located within the Country Hills Estates neighborhood, the subject property sits in the southern portion of the City within the Nancy Creek Declared Sensitive Area. The lot is moderately sloped from front to rear with an elevation change of approximately 10 feet, with a leveled rear yard area just behind the house. At about 35 feet behind the house, the rear yard slopes steeply towards the stream, with approximately 12 to 14 feet of elevation change within the 50-foot stream buffer.

The Belada subdivision was platted in 2007, and currently consist of 24 developed lots, each characterized by unique conditions resulting from the exceptions granted in ZM07-001/CV07-004.



View of front of home



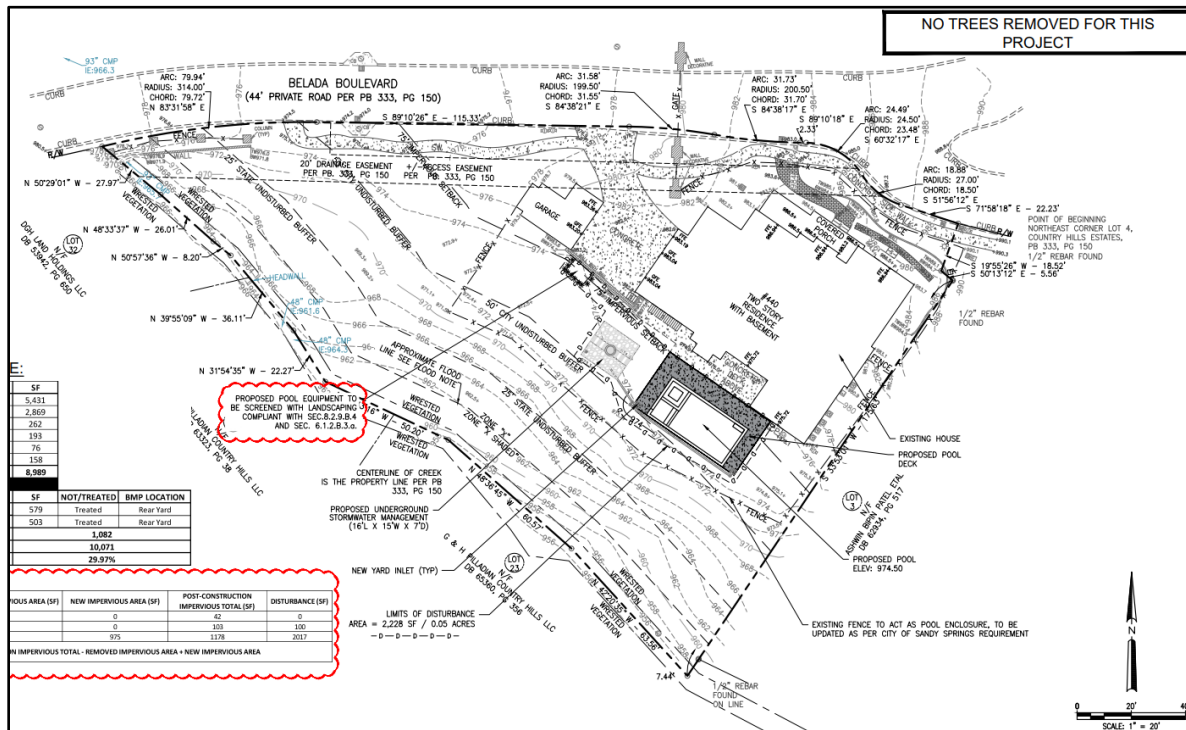


View standing in rear yard facing Belada Blvd



Southwest view standing in rear yard

SITE PLAN (received November 18, 2024 and stamped on August 15, 2024)



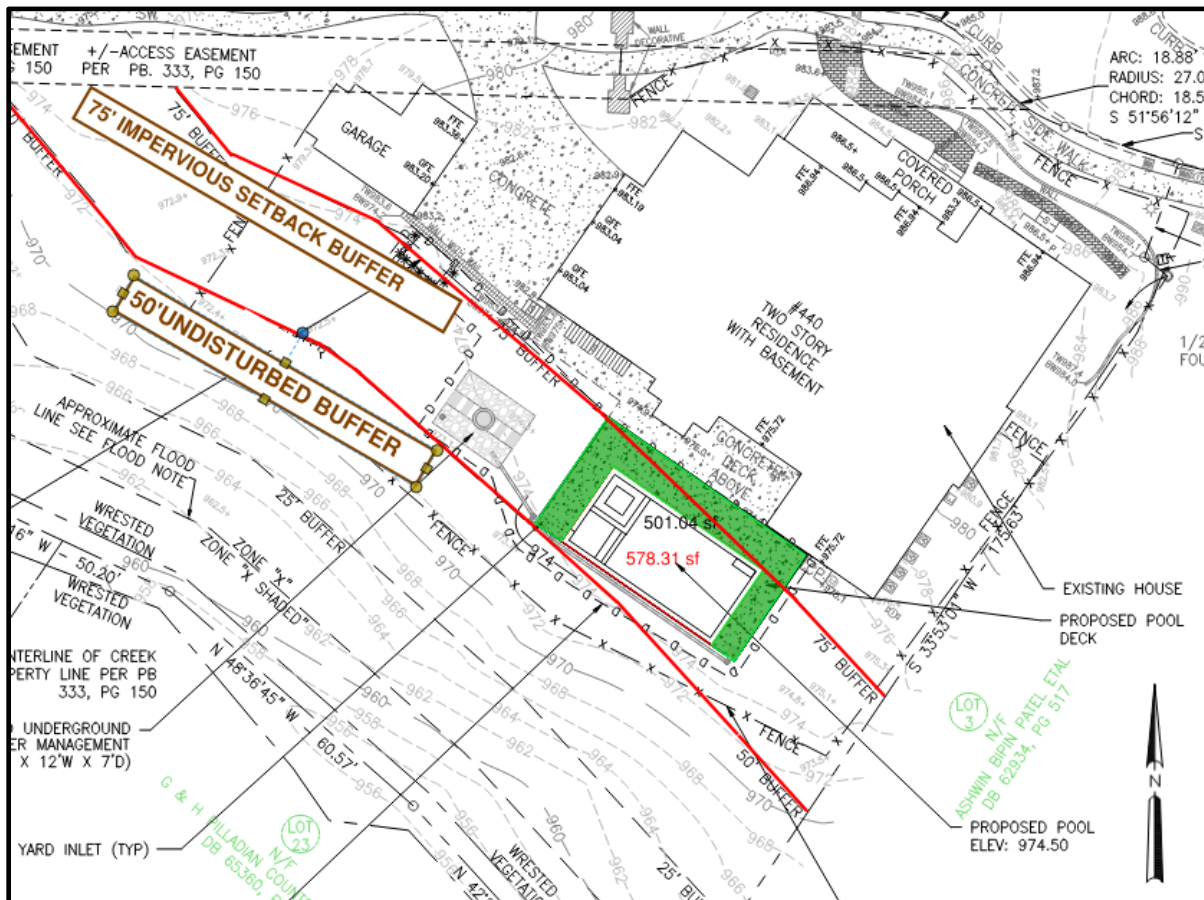
Site Plan

PROPOSED DEVELOPMENT

The applicants are seeking a variance to encroach 25 feet into the 75-foot impervious surface setback to place a pool and deck. The proposed pool will be 579 square feet and the proposed deck will be 503 square feet for a total of new impervious surface of 1,082 square feet, of which 975 square feet will be within the 75-foot impervious surface setback.

Per the Development Code section 9.2.3.A.2. *Land Development Requirements*, “All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer”

Section 9.2.3.A.2.a. *Purpose* states, “The purpose of the setback is to prohibit all newly proposed impervious surfaces and to prevent increases in stormwater runoff caused by grading or other land disturbance activities within the impervious surface setback.”



Red lines are the stream buffers, lime green represents the proposed deck and pool

V-24-37 VARIANCE CONSIDERATIONS

Per Sec. 11.6.4. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

3. Variances will only be granted upon showing that:

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

Finding: The lot has a moderate slope from front to rear, with an elevation change of approximately 10 feet, and features a level rear yard just behind the house. The area from about 35 feet behind the house to the stream has a steep slope, with about 12-14 feet of elevation change within the 50-foot stream buffer.

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

Finding: The Belada subdivision consists of 24 developed lots, each characterized by unique conditions resulting from the exceptions granted in ZM07-001/CV07-004. 50% of these lots feature swimming pools while only four contain stream buffers. Of the four lots with stream buffers, two have successfully developed pools without requiring a variance due to the favorable alignment of the stream and stream buffers, and their lot configurations.

However, the property in question is constrained by the proximity and extent of its stream buffers, which would necessitate a variance for any rear-lot development. Strict adherence to the impervious surface setback and buffer requirements would preclude the applicant from constructing accessory structures or expanding the existing home creating a practical hardship.

6. The following facts will be considered in determining whether to issue a variance:

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

Finding: The lot has a moderate slope from front to rear, with an elevation change of approximately 10 feet, and features a level rear yard just behind the house. The area from about 35 feet behind the house to the stream has a steep slope, with about 12-14 feet of elevation change within the 50-foot stream buffer. The subject lot is approximately 0.74 acres.

- 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;**

Finding: The subject property is located within the Nancy Creek Declared Sensitive Area (NCDSA), necessitating additional stormwater runoff mitigation measures. The stream lies approximately 75 feet from the residence.

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

Finding: The provided survey indicates that the 75-foot impervious surface setback extends along the entire rear of the property, effectively preventing any expansion. These setback requirements pose substantial challenges, significantly limiting opportunities for further development.

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

Finding: No alternative designs were considered, as the 75-foot setback directly abuts the rear of the home, leaving no feasible options for modification or expansion.

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

Finding: The applicant has proposed to provide stormwater runoff mitigation for being within the NCDSA. The City Engineer noted that the water quality best management practices (BMP) should be designed to provide runoff reduction for 1.2" of the disturbed area, an additional 1.2" for the impervious area and an additional 1.2" for the disturbed impervious setback area. The BMP overflow should be designed to provide sheet flow through the existing buffer by use of a level spreader or similar practice.

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

Finding: The subject property is in NCDSA which requires additional stormwater mitigation.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:

Site is within the Nancy Creek Declared Sensitive Area. The water quality BMP should be designed to provide runoff reduction for 1.2" of the disturbed area, an additional 1.2" for the impervious area and an additional 1.2" for the disturbed impervious setback area. The BMP overflow should be designed to provide sheet flow through the existing buffer by use of a level spreader or similar practice.

Sandy Springs Arborist:

The limits of disturbance should not encroach into the 50 ft undisturbed buffer.

Sandy Springs Building Official:

1. A note on Sheet C-1 says, "Existing fence to act as Pool Enclosure, to be updated as per City of Sandy Springs requirement." The City of Sandy Springs is currently enforcing the pool barrier requirements from the 2018 ISPCS. Provide photos with measuring tapes to illustrate the existing fence and state what you plan to do to bring the existing fence into compliance. Alternatively, an automatic pool cover could be installed.
2. You could consider artificial turf (the higher quality variety that stays cooler than the basic turf) in lieu of the pool deck, installed according to the City's detail.
3. The Pool Enclosure shall have at least one Pedestrian Gate that opens outward and is self-closing and self-latching. The locking mechanism shall comply with Section 305.3 of the International Swimming Pool and Spa Code. (The release mechanism of the self-latching device shall be located a minimum of 54 inches above grade OR the release mechanism shall be located on the pool or spa side of the gate, a minimum of 3 inches below the top of the gate, and the gate or barrier shall not have openings greater than ½ inch within 18 inches of the release mechanism.)
4. Provide this note: Provide pool alarms on all windows with a sill height of 48 inches or less above finish floor that open onto the pool enclosure, as well as all doors that open onto the pool enclosure. Note that alarms must comply with UL2017. (Typical home security alarms do not meet the requirements.)
5. Please add a large, prominent note to the plans specifying that Sandy Springs requires a BUILDING Pre-Construction Meeting for all swimming pools -- with a Building Inspector -- which should be requested through the online portal. This is in addition to the SITE Pre-construction meeting. Contractors who skip their Building Pre-construction meeting (or other required inspections) will be fined for doing so. See IRC Sections R109.3 and R109.4.

Sandy Springs Land Development Manager:

Portions of the rear of the home have been disturbed since approximately 2014. Aerial pictometry shows the area consists of manicured lawn and landscaping within a fenced enclosure. The addition of the swimming pool, although considered development, would be located within this previously disturbed area. Should the BOA consider approval of this development, the pool should be closer to the home minimizing excavation or other land disturbing activities away from the 50-foot undisturbed buffer.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Fire Marshal:

No comment provided

Urban Forest Coordinator:

No comment provided.

Sandy Springs Transportation Planner:

No comment provided.

Sandy Springs Public Works:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommends **Approval with Conditions** of Variance V-24-37 a request for a variance from code section 9.2.3. to allow a pool and associated structures to encroach into the 75-foot impervious surface setback. Staff recommends the following conditions:

- That all new impervious surfaces and site disturbances be confined within the 75-foot impervious surface setback,
- The deck shall be installed with artificial turf in lieu of the pool deck, installed according to the City's detail,
- Stormwater Management Plan be approved by the City Engineer, and
- Construction be substantially similar to the proposed site plan.

Blue states prepare for battle over Trump’s environmental rollbacks

By Alex Brown

Stateline.org

President-elect Donald Trump has pledged to slash federal climate, clean air and clean water regulations during his second term — an agenda that could target rules governing everything from auto emissions to power plant pollution to drinking water standards.

Trump has said that Lee Zeldin, his nominee to lead the U.S. Environmental Protection Agency, will “ensure fair and swift deregulatory decisions that will be enacted in a way to unleash the power of American businesses.”

Business groups and many Republican leaders are cheering Trump’s plan to weaken environmental protections, arguing they are too strict and harm the economy. But in states that have focused on tackling climate change and pollution, attorneys general and lawmakers are preparing to fight back by filing lawsuits, enacting their own regulations or staffing up state environmental agencies.

State leaders say they’ve been battle tested by the first Trump administration, in which his agencies tried to roll back more than 100 environmental rules. Courts struck down many of those rollbacks after legal challenges.

“One of the things we learned during Trump 1.0 is that Trump has an enormous capacity to break the law,” California Attorney General Rob Bonta, a Democrat, said in an interview



Mario Tama/Getty Images/TNS

Heavy traffic moves along the 101 freeway in Los Angeles, California.

with Stateline. “There’s a way for regulations to be created, and a way for them to be changed. If the law isn’t followed, as it often was not during the first Trump administration, we will sue, and as in the past, we will win.”

Of the roughly 120 lawsuits brought by California against the first Trump administration, 70 were environmental cases, Bonta said. The state won a majority of those cases.

Bonta’s office will be one of the lead players in efforts to stop Trump’s deregulatory agenda. He’s asking state lawmakers to increase his agency’s staff and budget as it prepares for four years of battling with the federal government.

‘TRENCH WARFARE’

Environmental advocates say they’re not sure which environmental rules Trump will attack first. The best bet is the EPA’s waivers that allow California to set its own limits, stricter than federal rules, for automotive emissions. Many other states, comprising 40% of the light-duty vehicle market, follow the California standards.

“[California] needs federal support on reducing transportation emissions, really centered on our waivers from the EPA,” said Ethan Elkind, director of the climate program at the Center for Law, Energy & the Environment at the UC Berkeley School of Law. “That’s where we’re most vulnerable.”

Trump sought to revoke California’s waivers during his first administration, an effort that was tied up in legal battles for the entire term. California leaders say the Clean Air Act does not allow the EPA to arbitrarily strip its waivers.

Following last month’s election, California Democratic Gov. Gavin Newsom visited Washington, D.C., to push the Biden administration for rapid approval of eight additional waivers, covering heavy-duty vehicles, yard equipment, trains, cargo trucks and other categories.

Meanwhile, 17 red states, led by Ohio, filed a legal challenge earlier this year to California’s authority to exceed federal auto emissions standards. They’re seeking to

have the case taken up by the U.S. Supreme Court. The Trump administration would likely back that effort, and environmental groups fear the conservative-leaning court could threaten the long-standing waivers.

Attorneys general in numerous blue states also are preparing to play defense on a host of other rules issued by the Biden administration.

They could include power plant emissions, methane leaks from oil and gas operations, PFAS pollution in drinking water, water quality on tribal lands, endangered species and permitting for infrastructure projects.

Trump will likely also attempt to ramp up oil drilling on public lands, cancel funding for clean energy projects and halt offshore wind leases. In liberal states, officials say those actions would threaten their work to fight climate change and protect the environment. Leaders on both sides expect a busy four years for lawyers.

“The idea of Trump-proofing [environmental policy] basically just means being ready to go to court,” Elkind

said. “It’s going to be trench warfare in the courts.”

STATE BACKSTOPS

Some states again may seek to enact “backstop” state laws if federal protections are repealed. For instance, California lawmakers considered a bill in 2017 that would have given state-level protections to all species listed under the federal Endangered Species Act. That way, if Trump’s wildlife officials stripped species from the list, they would still be protected under California law.

That measure did not advance, but with Trump taking office again, lawmakers could have newfound interest in protecting endangered species at the state level, said Dylan McDowell, executive director of the National Caucus of Environmental Legislators, a collaborative forum for state lawmakers.

“That’s an area where states can really focus on strengthening things within their own borders,” McDowell said. “States can look at the existing federal standard and set it as a floor rather than a ceiling.”

The next census will gather more racial, ethnic information

By Tim Henderson

Stateline.org

The U.S. Census Bureau and a growing number of states are starting to gather more detailed information about Americans’ race and ethnicity, a change some advocates of the process say will allow people to choose identities that more closely reflect how they see themselves.

Crunching and sorting through those specific details — known as data disaggregation — will help illuminate disparities in areas such as housing and health outcomes that could be hidden within large racial and ethnic categories. But some experts say the details also might make it harder for Black people from multi-racial countries to identify themselves.

Racial data gleaned from the census is important because local, state, tribal and federal governments use it to guide certain civil rights policies and “in planning and funding government programs that provide funds or services for specific groups,” according to the Census Bureau.

The form will have checkboxes for main categories — current census groupings include “Asian,” “Black,” “African American” and “White,” among others — followed by more specific checkboxes. Under Asian, for example, might be Chinese, Asian Indian, Filipino, Vietnamese, Korean or Japanese. And then there will be an empty box for people to write in more specific subgroups.

Collecting more detail by allowing free-form answers, for example, will make it possible for people to identify themselves as part of more racial and ethnic subgroups — such as “Sardinian” (an autonomous region within Italy) instead of simply “Italian” — and include alternative names for certain groups, such as

writing “Schitsu’umsh,” the ancient language for “Coeur D’Alene Tribe.”

And the Census Bureau will for the first time include Middle Eastern/North African as a separate racial/ethnic category for respondents with that heritage. Until now, Middle Eastern people who did not choose a race were treated as a subcategory under “white,” based on a 1944 court ruling intended to protect Arab immigrants from racist laws banning U.S. citizenship for nonwhite immigrants.

Under new federal guidelines approved in March, the bureau also will give people the option to check no race at all if they identify as Hispanic or Middle Eastern/North African.

The Census Bureau already has decided to use more open-ended questions in both the 2027 American Community Survey and the nation’s 2030 census. But the agency is seeking public comment on the way written responses will be categorized.

The bureau wants to hear how people are likely to identify themselves, said Merarys Ríos-Vargas, chief of the bureau’s Ethnicity and Ancestry Branch, Population Division, in a recent webinar. The agency also is interested in whether there are missing or incorrect entries in its proposed list of possible responses.

‘IT’S ABOUT PEOPLE’S LIVES’

Nancy López, a University of New Mexico sociology professor, said she and other experts in Black Hispanic culture think the census should have a “visual race” or “street race” question, so people can communicate how others see them as well as how they identify themselves. The answer might be “Black” or a yet-unrecognized racial category such as “brown.”

“A separate question on race as a visual status helps illuminate the kind of things we are interested in — discrimination in housing, discrimination in employment, discrimination in education and accessing health care in public spaces,” said López, who is the daughter of Dominican immigrants and a co-founder of the university’s Institute for the Study of “Race” & Social Justice.

“It’s about people’s lives, it’s about the future, it’s about children, it’s about access to opportunities and it’s about fairness,” she added, noting that even if the federal government doesn’t add such questions to surveys and the decennial census, state and universities can still do it on their own as they collect data for health care, student enrollment and other topics.

The NALEO Educational Fund, an organization representing Latino elected and appointed officials, supports the decision to make a race choice optional for Hispanics.

“Many Latinos did not see themselves in any of the categories for their racial identity,” said Rosalind Gold, NALEO’s chief public policy officer. “There’s a large number of Latinos who feel that identifying as Latino is both their racial and ethnic identity.”

Gold said NALEO understands the concern some have that failing to require a race designation will obscure racial information on Black Hispanics. But her group argues that the census can get what it needs by educating the public on how to respond and by including prompts on the questionnaires to guide race choices.

Black Hispanic people often see themselves as having a single racial and ethnic identity, according to several experts in Hispanic identity who spoke at a Census Bureau National Advisory Committee meeting Nov. 7.

“They conceptualize themselves as belonging to one [group],” said Nicholas Vargas, an associate professor of ethnic studies at the University of California, Berkeley, speaking at the committee meeting.

“They check ‘Black’ and they check ‘Dominican’ — and don’t want to be counted as two or more,” he said.

In response, Rachel Marks, an adviser for the Census Bureau on race and ethnicity, said the bureau will consider that issue and other “feedback on how people want to be represented” before making a final decision on survey details.

The bureau may recognize a term, Afro-Latino, that could be used to indicate both Black race and Hispanic ethnicity, according to a proposed code list from the agency, as well as “Blaxican” for Black Mexican and “Blasian” for Black Asian.

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number:	V-24-37
Petitioner:	Hugh Tully
Property Location:	440 Belada Blvd Parcel # 17 006800040652
Current Zoning:	RD-27
Request:	Request for a variance from Section 9.2.3. to allow a pool and associated structures to encroach into the 75-foot impervious surface setback.
Public Hearings:	Board of Appeals January 8, 2024 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 .

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number:	V-24-36
Petitioner:	Gina and Michael Ogburn
Property Location:	265 Skyridge Drive Parcel # 06 0352 LL0226
Current Zoning:	RE-2
Request:	Request for a variance from code section 6.5.2.B.1. to allow for a detached garage to be located within the 40-foot side street setback up to 10 feet.
Public Hearings:	Board of Appeals January 8, 2024 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 .

INVITATION TO BID

25-024
S2185 Lake Forest Sidewalk Phase I
BID DUE DATE & OPENING January 8, 2025, 2:00 PM EST.
ZOOM
<https://us06web.zoom.us/j/8146434147?pwd=enE0QWhtaUVJlJvdlVRZjdtQm9rQT09&omn=893599001202>
Meeting ID: 814 643 4147
Passcode: K6gKVp
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington, DC)

NON-MANDATORY PRE-BID CONFERENCE

Time: December 20, 2024, 3:00 PM Eastern Time (US and Canada)
VIA ZOOM
<https://us06web.zoom.us/j/8146434147?pwd=enE0QWhtaUVJlJvdlVRZjdtQm9rQT09&omn=87935980946>
Meeting ID: 814 643 4147
Passcode: K6gKVp
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)

QUESTIONS DUE

December 23, 2024, 5:00 P.M.

Bids shall only be accepted online through the Bonfire Portal at: <https://sandysprings.bonfirehub.com/projects/162747/details>
Any proposal submitted in any other format (email, paper, fax, mail, etc.) will not be accepted for any reason.

GENERAL INFORMATION:

- All communications regarding this solicitation must be with the assigned Procurement Agent, Edward McAdoo III, purchasing@sandyspringsga.gov.
- All questions or requests for clarification must be sent via Message Vendor Discussions: <https://sandysprings.bonfirehub.com/projects/162747/details>. Questions are due **no later than December 23, 2024, 5:00 p.m.** Questions received after this date and time may not be answered. There is a pre-bid meeting associated with this solicitation.
- Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes and other important information regarding the solicitation related to this solicitation will be posted on Bonfire website at <https://sandysprings.bonfirehub.com/projects/162747/details>. It is the Offeror’s responsibility to check the Bonfire portal for any addendum or other communications related to this solicitation.

Stormwater Management Plan

V-24-37

440 Belada Blvd.

Water Quality Notes:

Runoff Reduction/water quality is provided for the new impervious area of 1,082 Square Feet. The proposed stone storage infiltration trench will provide water quality for 1,082SF of impervious area. The trench is to be filled with #57 stone. The trench will have a single 36" perforated pipe. The trench is required to provide 714 CF of storage, and it will provide 739.9CF of storage. The trench is to be 16ft long, 15ft wide, and 7ft deep. The trench is positioned at least 10ft away from the structures and property line. The runoff reduction volumes provided by the BMP on-site plan exceed the runoff reduction requirements.

The stream buffer calculations were revised by the engineer 11/18/2024 on the chart below and C-1, page 3 of the site plan.

STREAM BUFFER CALCULATIONS:					
	PRE-CONSTRUCTION IMPERVIOUS TOTAL (SF)	REMOVED IMPERVIOUS AREA (SF)	NEW IMPERVIOUS AREA (SF)	POST-CONSTRUCTION IMPERVIOUS TOTAL (SF)	DISTURBANCE (SF)
25' STATE BUFFER	42	0	0	42	0
50' CITY BUFFER	103	0	0	103	100
75' CITY IMPERVIOUS BUFFER	203	0	975	1178	2017
**POST CONSTRUCTION IMPERVIOUS TOTAL = PRE-CONSTRUCTION IMPERVIOUS TOTAL - REMOVED IMPERVIOUS AREA + NEW IMPERVIOUS AREA					

The site is in the Nancy Creek Basin. Additional Water Quality/runoff reduction will be provided.

The 75ft Impervious Setback is being disturbed, therefore additional water quality at a rate of 1.2" for the disturbed area, the new/replaced impervious, and the disturbance within the Impervious Setback or Buffers, totally 3.6" of capture for the new impervious area for mitigation. This was revised by the engineer 11/18/2024 as seen below on the chart and C-3 page 5 of the site plan.



Variance Analysis

V-24-37
440 Belada Blvd.
Sandy Springs, GA 30342

1. The calculations of the proposed project are to build a 32'x15' swimming pool with an integral spa surrounded by 503SF of decking. The pool and deck will be located between the 50' and 75' buffer directly behind the home within the limits of disturbance.
2. The practical difficulties with this lot include the location being on a corner space and having an easement, different changes in topography, and stream buffers. The home was built to the buffer line not allowing any expansion of the property to enjoy the .77 acres the house is on. The limits of disturbance give a small space that the pool, deck, equipment, and water management can go to keep it functional and appealing to the home. The hardship would be not fully getting to enjoy the large lot they purchased with a beautiful backyard space that does not have any tree cover. The neighborhood, Country Hills Estates, does not have a community pool and several neighbors on Belada Blvd have opted to put a pool in their backyard for enjoyment.
3. The requested variance will be in harmony with the purpose and intent of the development code because the area with which to build will not have any needed tree removal. The access to construction will remain on a path from the driveway and will not disturb any land. The stormwater management proposed will protect the natural resources and the environment by treating run off water from pool deck.
4. The request will not be injurious to the neighborhood or the general welfare of the homeowners and bordering neighbors. Many of the homes have pools in the neighborhood already and besides enjoyment, not being able to build could hurt the re-sale value of the home. Having a pool could raise property values and the pool design and landscaping will enhance the neighborhood and Sandy Springs.
5. The homesite is in the Nancy Creek Basin and additional water quality/runoff reduction will be provided. The proposed stone storage infiltration trench will provide water quality for 1082SF of impervious areas. The trench will be positioned at least 10 feet away from the pool and the property line(see site plan page C-3) and the runoff reduction volumes exceed the runoff reduction requirement.
6. No other alternative design keeps the pool, decking, equipment, and stormwater management within the limits of disturbance. The size and location of the pool and the deck could be moved within the limits of disturbance, but that would change the access and visual appeal of the home. In the photos of the backyard attached, you can



Original works of water™

see where the pool will be located to have access from the double doors and the balcony stairs to the deck and pool. The pictures show the location of the equipment which will be screened per code.







Original works of water™

City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328

RE: Letter of Intent
V-24-37
440 Belada Blvd
Sandy Springs, GA 30342

1. Requested Variance:

We would like to request on behalf of the homeowner a variance to encroach the 75' stream buffer to allow the construction of a swimming pool and deck.

2. Factual Details:

The total square footage of the pool surface, coping, and equipment is 692 Square Feet. The pool location was an attempt by the builder and the homeowner to place the pool on a difficult lot within the limits of disturbance, to have it be functional and visibly appealing to the home while adding value. The stormwater management will further reduce run off.

3. Alternative Designs Explored:

No other pool design can reduce the need for a Stream Buffer Variance. This design keeps the pool, decking, equipment, and stormwater management within the limits of disturbance. The size and location of the pool and the deck could be moved within the limits of disturbance, but that would change the access and visual appeal of the home and the amount of privacy from the street.

THE SITE CONTAINS: 0.77 ACRES / 33,606 SF
TOTAL DISTURBED ACREAGE: 0.06 ACRES / 2,228 SF

STREET ADDRESS: 440 BELADA BOULEVARD DRIVE, SANDY SPRINGS, GA, 30342

ZONING: RD-27 (RESIDENTIAL DETACHED)

MINIMUM LOT AREA = 27,000 ACRE
MINIMUM LOT WIDTH = 120 FT.
MINIMUM CANOPY COVERAGE = 35%
MINIMUM FRONT SETBACK = 60 FT.
MINIMUM SIDE STREET SETBACK = 30 FT.
MINIMUM SIDE COMMON LOT LINE = 15 FT.
MINIMUM REAR COMMON LOT LINE = 40 FT
MAXIMUM BUILDING HEIGHT = 3 STORIES / 40 FT MAX
MINIMUM PARKING REQUIREMENTS: 2 PER PRINCIPAL DWELLING UNIT
MAXIMUM LOT COVERAGE = 30%

2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ON POINT SURVEYING AND MAPPING, INC. DATED 07-19-2022.

3. THIS SITE IS LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0163 F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

4. THE HOUSE FOOTPRINT IS EXISTING AND REPRESENTS THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.

5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.

7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN. ANY FUTURE RETAINING WALL DESIGN TO BE SUBMITTED BY STRUCTURAL ENGINEER.

8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

9. IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-86: CHAPTER 15 HEALTH AND PUBLIC SAFETY, EFFECTIVE NOVEMBER 8, 2006.

10. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT 10. BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.

11. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

12. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. THE HOUSE ONSITE IS EXISTING AND WAS CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, WOOD.

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

14. 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.

15. 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.

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

1. PROVIDE LOCATION OF EXISTING SANITARY SEWER LATERAL AND NOTE THAT IT IS TO BE RE-USED. IF A CLEANOUT DOES NOT EXIST IN ACCORDANCE WITH FULTON COUNTY STANDARD DRAWING NUMBER 711, SHOW ON PLAN WHERE ONE IS REQUIRED.
SEE SHEET C-1
2. PROVIDE SANITARY SEWER LINE FROM CLEANOUT TO HOUSE.
SEE SHEET C-1
3. PROVIDE LOCATION OF EXISTING WATER METER AND NOTE THAT IT IS TO BE RE-USED.
SEE SHEET C-1
4. PROVIDE WATER LINE FROM CLEANOUT TO HOUSE.
SEE SHEET C-1
5. IF A POOL IS PROPOSED, THE LOCATION OF THE POOL MUST BE SHOWN ON THE PLAN. PROVIDE DIMENSIONS RELATING THE POOL TO THE HOUSE, OTHER STRUCTURES, AND THE PROPERTY LINES. (NOTE: A POOL PERMIT WILL BE REQUIRED PRIOR TO SFSP APPROVAL. SEE POOL PERMIT CHECKLIST).
SEE SHEET C-1
6. IF INSTALLATION OF A SEPTIC SYSTEM IS PROPOSED OR REQUIRED (INCLUDING REPLACEMENTS), THE LOCATION OF THE SYSTEM MUST BE SHOWN ON THE PLAN EXACTLY THE SAME AS THE APPROVED PLANS BY THE FULTON COUNTY HEALTH DEPARTMENT. PROVIDE DIMENSIONS RELATING THE SEPTIC TANK, FIELD LINES, DOSING TANKS (IF APPLICABLE), ETC. TO THE HOUSE, OTHER STRUCTURES AND THE PROPERTY LINES.
N/A
7. HEIGHTS OF ALL RETAINING WALLS WITH SPOT ELEVATIONS ALONG WALL AT TOP AND BOTTOM. WALL HEIGHTS BETWEEN 4 AND 6 FEET WILL REQUIRE AN EXECUTED OWNER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS. FOR WALL HEIGHTS 6 FEET AND OVER, PLANS MUST BEAR THE STATE OF GEORGIA PROFESSIONAL ENGINEER SEAL SIGNED AND DATED, AND AN EXECUTED ENGINEER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS.
SEE SHEET C-1
8. IF A FENCE IS PROPOSED, THE LOCATION OF THE FENCE MUST BE SHOWN ON THE PLAN. PROVIDE DIMENSIONS RELATING THE FENCE TO THE HOUSE, OTHER STRUCTURES, AND THE PROPERTY LINES. (NOTE: A FENCE PERMIT MAY BE REQUIRED PRIOR TO SFSP APPROVAL).
SEE SHEET C-1

TREE CALCULATIONS SEEN ON TREE PROTECTION PLAN, SHEET C-4

A map of the area around the site, showing roads and landmarks. The site is marked with a black square on Belada Blvd. Roads shown include US-9, Green Hill Pkwy, Willow Glenway, Greenland Rd NE, Beachland Dr NE, Elden Dr NE, and Ledgemont Ct NE. A north arrow is located in the top right corner.

[illegible]

1. THIS SITE IS APPROXIMATELY 3.51 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS OUTSIDE THE 2000 FT CORRIDOR.
2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3. THERE ARE EXISTING STRUCTURES ON SITE.
4. BUILDING HEIGHT SHALL NOT EXCEED 40 FT
5. NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA FOR THE 6 FT AND OVER, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

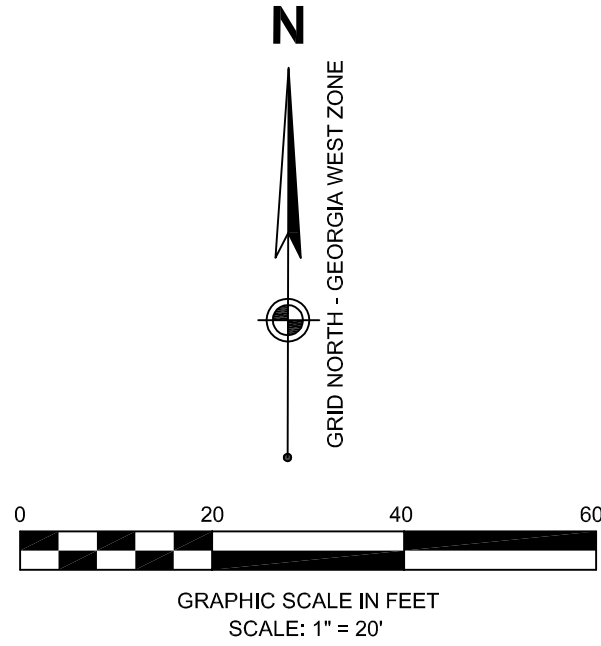
TOTAL SITE AREA = 0.77 ACRES/33,606 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.02 ACRES/1,082 SF
7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

POOL BUILDER IS RESPONSIBLE FOR SEPARATING AND PROTECTING THE OCCUPANTS OF THE HOUSE FROM THE HAZARDS OF THE POOL CONSTRUCTION AREA

SHEET LIST	
SHEET NO	SHEET TITLE
CV	COVER
S-1	SURVEY
C-1	SITE PLAN
C-2	ES&PC PLAN
C-3	STORMWATER MANAGEMENT PLAN
C-4	TREE PLAN
C-5	CONSTRUCTION DETAILS
C-6	INFILTRATION TEST

CV

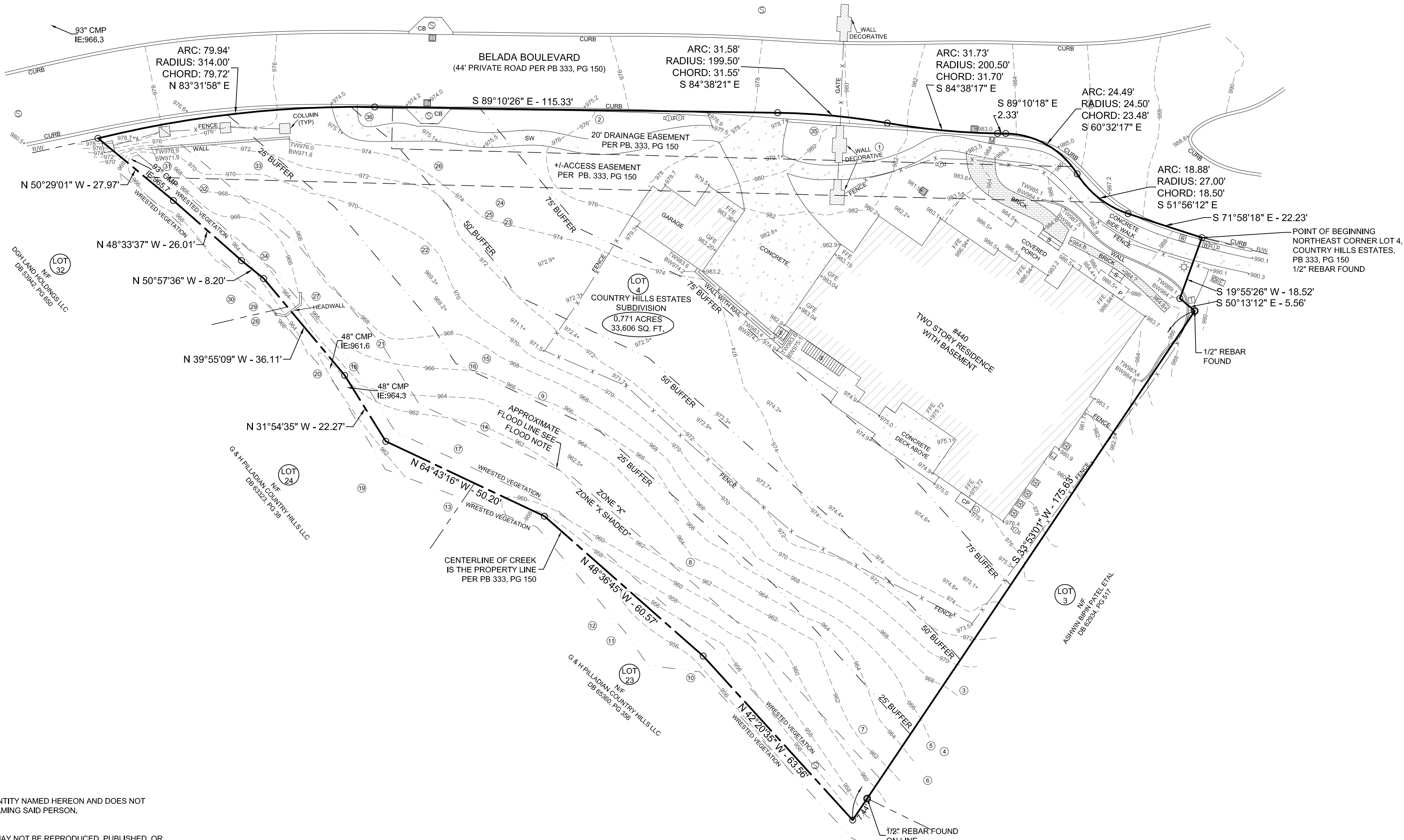
- LEGEND:
- PROPERTY CORNER FOUND (AS NOTED)
 - SET LSF#1249
 - CALCULATED POINT
 - ▲ FIRE HYDRANT
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - ⊞ IRRIGATION VALVE
 - ⊞ UTILITY POLE
 - ⊞ GUY WIRE
 - ⊞ POWER METER
 - ⊞ TRANSFORMER
 - ⊞ AIR CONDITIONING UNIT
 - ⊞ POOL EQUIPMENT
 - ⊞ MAIL BOX
 - ⊞ LIGHT POLE
 - ⊞ UTILITY/LIGHT POLE
 - ⊞ MANHOLE
 - ⊞ CLEAN OUT
 - ⊞ GAS METER
 - ⊞ GAS VALVE
 - ⊞ CABLE BOX
 - ⊞ TELEPHONE BOX
 - ⊞ DRAIN INLET
 - ⊞ SIGN
 - Y— FENCE LINE
 - BSL BUILDING SETBACK LINE
 - CB CATCH BASIN
 - CL CENTERLINE
 - CONC. CONCRETE
 - CP CONCRETE PAD
 - DB DEED BOOK
 - IE INVERT ELEVATION
 - NF NOW OR FORMERLY
 - P PORCH
 - PB PLAT BOOK
 - PG PAGE
 - R/W RIGHT-OF-WAY
 - S STEPS
 - SQ. FT. SQUARE FEET
 - SW CONCRETE WALK WAY
 - BFE BASEMENT FLOOR ELEVATION
 - FFE FINISHED FLOOR ELEVATION
 - GFE GARAGE FLOOR ELEVATION
 - BW BOTTOM WALL
 - TV TOP OF WALL



EXISTING IMPERVIOUS AREA	
IMPERVIOUS SURFACE	SQUARE FEET
BUILDING, GARAGE & PORCHS	5431
CONCRETE	2869
BRICK	262
WALLS & COLUMNS	193
STEPS & LANDINGS	76
CURB & STORM	158
TOTAL	8,989
8,998 / 33,606 = 26.75%	

- TREE LEGEND: (SEE NOTE #12)
- ② TREE ID, SEE TREE TABLE
- HW LARGE OVERSTORY DECIDUOUS TREE
- PINE PINE TREE
- EVG SCR N EVERGREEN SCREENING TREE
- ORN EVG OVERSTORY EVERGREEN TREE
- ORN UND ORNAMENTAL UNDERSTORY TREE

TREE TABLE	
TREE #	SIZE & TYPE
1	10" HARDWOOD
2	11" HARDWOOD
3	14/18" HARDWOOD
4	27" HARDWOOD
5	16" HARDWOOD
6	15" HARDWOOD
7	22" HARDWOOD
8	25" HARDWOOD
9	28" HARDWOOD
10	14" HARDWOOD
11	15" HARDWOOD
12	6" HARDWOOD
13	27" PINE
14	9/10/14" HARDWOOD
15	13" HARDWOOD
16	11" HARDWOOD
17	17" HARDWOOD
18	6" HARDWOOD
19	33" HARDWOOD
20	16" HARDWOOD
21	24" HARDWOOD
22	10" HARDWOOD
23	6" HARDWOOD
24	16" HARDWOOD
25	15" HARDWOOD
26	25" HARDWOOD
27	7" HARDWOOD
28	6" HARDWOOD
29	15" HARDWOOD
30	12" HARDWOOD
31	7" HARDWOOD
32	12" HARDWOOD
33	6" HARDWOOD
34	6" HARDWOOD
35	6" HARDWOOD
36	6" HARDWOOD

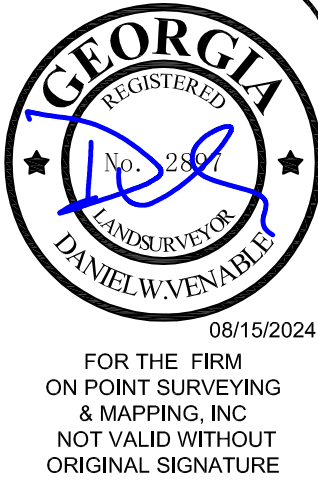


SURVEY NOTES:

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
2. © COPYRIGHT 2022 - ON POINT SURVEYING & MAPPING, INC.
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
3. TOTAL AREA = 0.771 ACRES / 33,606 SQUARE FEET.
4. BOUNDARY REFERENCES: DEED BOOK 53288, PAGE 294 AND PLAT BOOK 333, PAGE 150.
5. LAST DATE OF FIELD WORK PERFORMED ON: 07/07/2022.
6. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 176,895 FEET.
7. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 38,959 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
8. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.
9. THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM. USING GEOID 2012A, HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
12. TREE TYPE LABELS SHOWN HEREON ARE A GENERAL DESCRIPTION AND NEED TO BE VERIFIED PRIOR TO PLANNING OR CONSTRUCTION, ON POINT SURVEYING ASSUMES NO LIABILITY AS TO THE ACCURACY OF THESE LABELS.
13. BUFFERS SHOWN HEREON AS MEASURED FROM THE CREEKS WRESTED VEGETATION. THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" & "X" SHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0163P, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



DATE	REVISION	NO.	PROJECT NO.	DATE	NO.	DATE	NO.	DATE	NO.
08/15/2024	ADD IMPERVIOUS TABLE - NO FIELD WORK	22-638	07/19/2022	22-638-01	07/19/2022	22-638-01	07/19/2022	22-638-01	07/19/2022

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: AZFAR HAQUE
SITE ADDRESS: 440 BELADA BOULEVARD, SANDY SPRINGS, GA 30342
LOT 4, COUNTRY HILLS ESTATES SUBDIVISION,
LAND LOT 88, 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

3372 PEACHTREE ROAD,
STE. #115, ATLANTA, GA 30326
TELEPHONE: 678-541-5650
www.onpoint-surveying.com



SITE NOTES:

1. THE SITE CONTAINS: 0.77 ACRES / 33,606 SF
TOTAL DISTURBED ACREAGE: 0.06 ACRES / 2,228 SF

STREET ADDRESS: 440 BELADA BOULEVARD DRIVE, SANDY SPRINGS, GA, 30342

ZONING: RD-27 (RESIDENTIAL DETACHED)
MINIMUM LOT AREA = 27,000 ACRE
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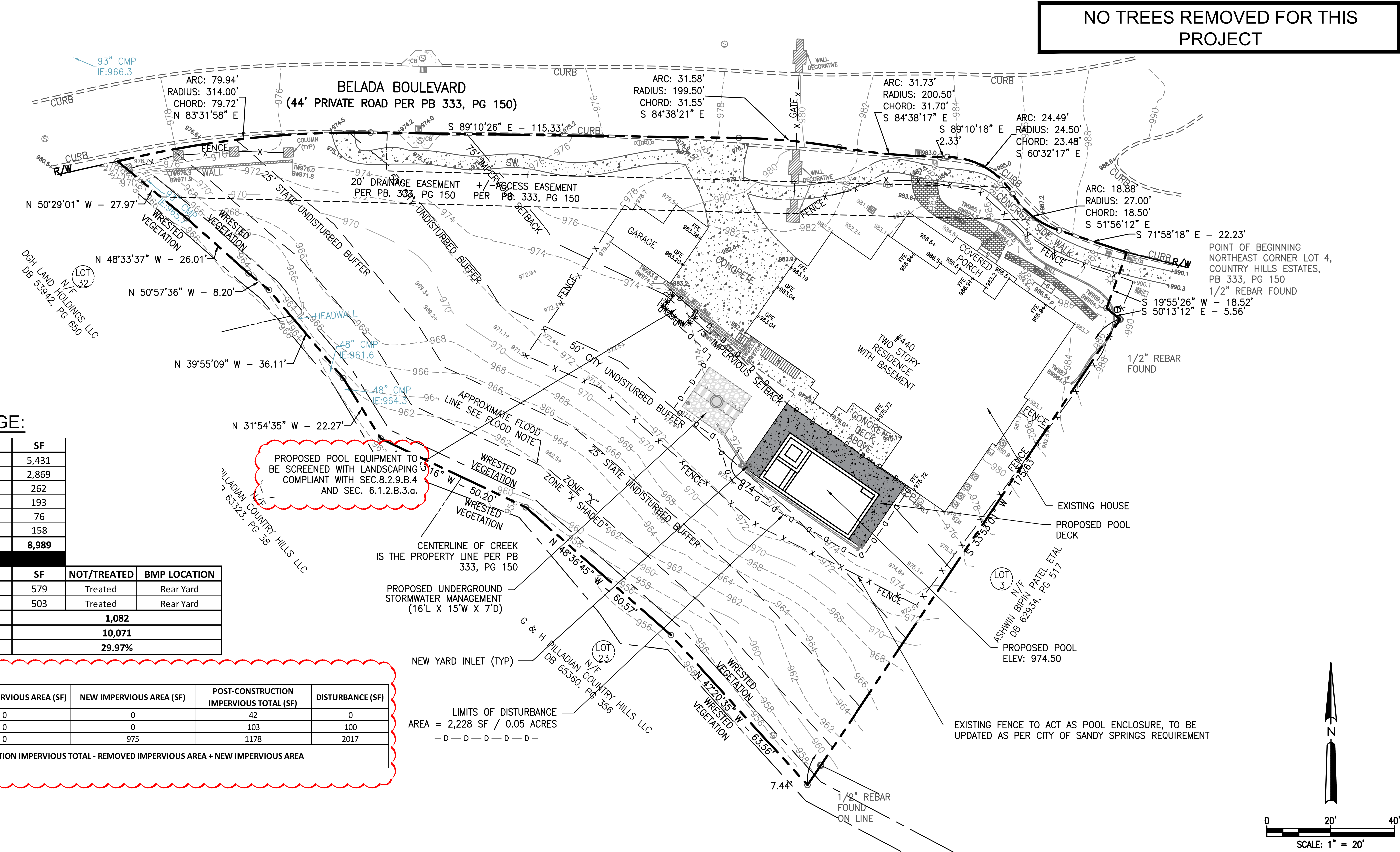
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TOTAL PROPOSED IMPERVIOUS AREA = 0.02 ACRES/1,082 SF

7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

CITY OF SANDY SPRING POOL NOTES:

1. ALL SWIMMING POOLS MUST BE COMPLETELY SURROUNDED BY AND ENCLOSURE THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE AS WELL AS THE REQUIREMENTS IN SEC. 8.2.10.
2. THE ENCLOSURE MUST BE IN PLACE PRIOR TO POOL COMPLETION.
3. POOL FENCE MUST INCLUDE AT LEAST ONE GATED EXIT WITH A MIN. 36 INCHES.
4. CLEAR OPENING AND GATES SHALL OPEN OUTWARDS AWAY FROM THE POOL OR SPA, SHALL BE SELF-CLOSING AND SHALL HAVE A SELF- LATCHING DEVICE.
5. WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE ON THE GATE IS LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM FOR THE GATE SHOULD BE AT LEAST 3 INCHES BELOW THE TOP OF THE GATE ON THE SIDE FACING THE POOL.
6. THE GATE AND BARRIER SHOULD HAVE NO OPENING BARRIER GREATER THAN ½ INCH WITHIN 18 INCHES OF THE LATCH RELEASE MECHANISM.
7. GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
8. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A STILL HEIGHT LOWER THAN 48" ON THE BUILDING (S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH N ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED. THE ALARMS MUST COMPLY WITH UL2017.
9. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE AS HIGH AS HIGHEST POINT OF EQUIPMENT BEING SCREENED AT TIME OF PLANTING.
10. 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.

PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR. AN AS-BUILT DRAWING, 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.	PER THE 2018 ISPSC, SECTION 305.2.7 THE MAXIMUM OPENING FORMED BY A CHAIN LINK FENCE SHALL NOT EXCEED 1-3/4 INCHES. IF THE EXISTING CHAIN LINK FENCE HAS LARGER OPENINGS, IT WILL NOT BE CODE COMPLIANT.
FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY-SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.	THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PARTICIPATION OF THE SITE PLAN
SANDY SPRINGS NOW REQUIRES A BUILDING PRE-CONSTRUCTION MEETING-WITH A BUILDING INSPECTOR PRIOR TO BEGINNING POOL CONSTRUCTION, WHICH SHOULD BE REQUESTED THROUGH THE ONLINE PORTAL. THIS IS AN ADDITION TO THE SITE PRE-CONSTRUCTION MEETING.	POOL ALARMS ON WINDOWS MUST COMPLY WITH UL2017
CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT THOROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.	THE POOL IS NOT CONNECTED TO THE MAIN WATER LINE, AND THE POOL IS TO BE FILLED BY HOSE, A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIBB.
THE EXISTING UTILITIES (WATER / SEWER SERVICE / GAS) ARE TO BE USED FOR THE NEW CONSTRUCTION, CONTRACTOR TO PROTECT EXISTING TAPS AND RECONNECT UTILITIES TO NEW STRUCTURE DURING CONSTRUCTION.	POOL ENCLOSURE WILL BE IN PLACE PRIOR TO THE POOL COMPLETION.
THE FENCE AND WALL FOOTING MUST BE ENTIRELY CONTAINED WITHIN THE PROPERTY AND CANNOT ENCROACH ONTO A PROPERTY LINE PER THE CITY DEVELOPMENT CODE SECTION 8.2.10.B	SANDY SPRINGS IS CURRENTLY ENFORCING THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND THE SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND IS ESTABLISHED.	POOL ENCLOSURE WILL MEET THE REQUIREMENTS FOR THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS 2020.
	POOL ENCLOSURE WILL BE IN PLACE PRIOR TO THE POOL COMPLETION.
	ISPSC 305.3.3 REQUIRES THAT THE GATES LATCH-RELEASE MECHANISM ON THE NON-POOL SIDE OF THE GATE BE NOT LESS THAN 54 INCHES ABOVE GRADE OR IF LESS THAN 54 INCHES, THEN THE RELEASE MECHANISM MUST BE N THE POOL SIDE OF THE GATE AND MUST BE NOT LESS THAN 3 INCHES BELOW THE TOP OF THE GATE. THE INSIDE RELEASE MECHANISM MUST BE PROTECTED AGAINST TAMPERING FROM THE OUTSIDE OF THE GATE BY PROVIDING A SOLID PANEL OR MESH WITH OPENINGS OF NOT GREATER THAN ½ INCH. THE PANEL OR SMALL OPENING MESH MUST EXTEND NOT LESS THAN 18 INCHES IN ALL DIRECTIONS OF THE INSIDE LATCH RELEASE MECHANISM.
	WALLS MORE THAN 4' TO BE DESIGNED BY STRUCTURAL ENGINEER
	NO WALLS MORE THAN 6' PROPOSED. FINISHING MATERIAL TO BE STONE / STUCCO.



24 HOUR EMERGENCY CONTACT:
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404-642-1000
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SITE PLAN

DATE	08-30-24	AS SHOWN	10-15-24	CITY COMMENTS
DRAWN				
CHECKED				

CONSTRUCTION PLANS FOR:

440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI #

24-405

SHEET NO.

C-1

GRADING NOTES:

1. EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION
2. INITIAL BMP'S MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. SEDIMENT BMP'S MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
3. MAXIMUM GRADED SLOPES ALLOWED 3H:1V
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
9. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE.
10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES SHOWN TO BE PRESERVED.
11. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY (ONSITE AND OUTSIDE OF THE STREAM BUFFERS). CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES, (ONSITE AND OUTSIDE OF THE STREAM BUFFERS).
12. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, STANDARDS, OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
13. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
15. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
16. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
17. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SOIL COMPACTION ON SITE. THE SOIL COMPACTION IS TO BE AT THE CONTRACTORS SPECIFICATIONS FOR THE LOT. THE CIVIL ENGINEER IS NOT RESPONSIBLE FOR ANY COMPACTION REQUIREMENTS OR RESULTS ON THE SITE.

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS THE 24 HOUR EMERGENCY CONTACT, WHOSE NAME IS FOUND AT THE TOP OF THIS SHEET.
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
14. SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE THIRD THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
15. BUILDER TO VERIFY ALL ELEVATIONS BEFORE ANY CONSTRUCTION.
16. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
17. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
18. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER.

SEDIMENT STORAGE CALCULATIONS:

SILT FENCE PROVIDED = 147 LINEAR FEET (SINGLE ROW)
SEDIMENT STORAGE REQUIRED = 3.43 CU YD
SEDIMENT STORAGE PROVIDED = 8.82 CU YD

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

ANY TRACKING OF DIRT, SILT OR MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. DIRECTION OF EXISTING AND PROPOSED STORM WATER OF DRAINAGE FLOW BY USE OF ARROWS.



GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

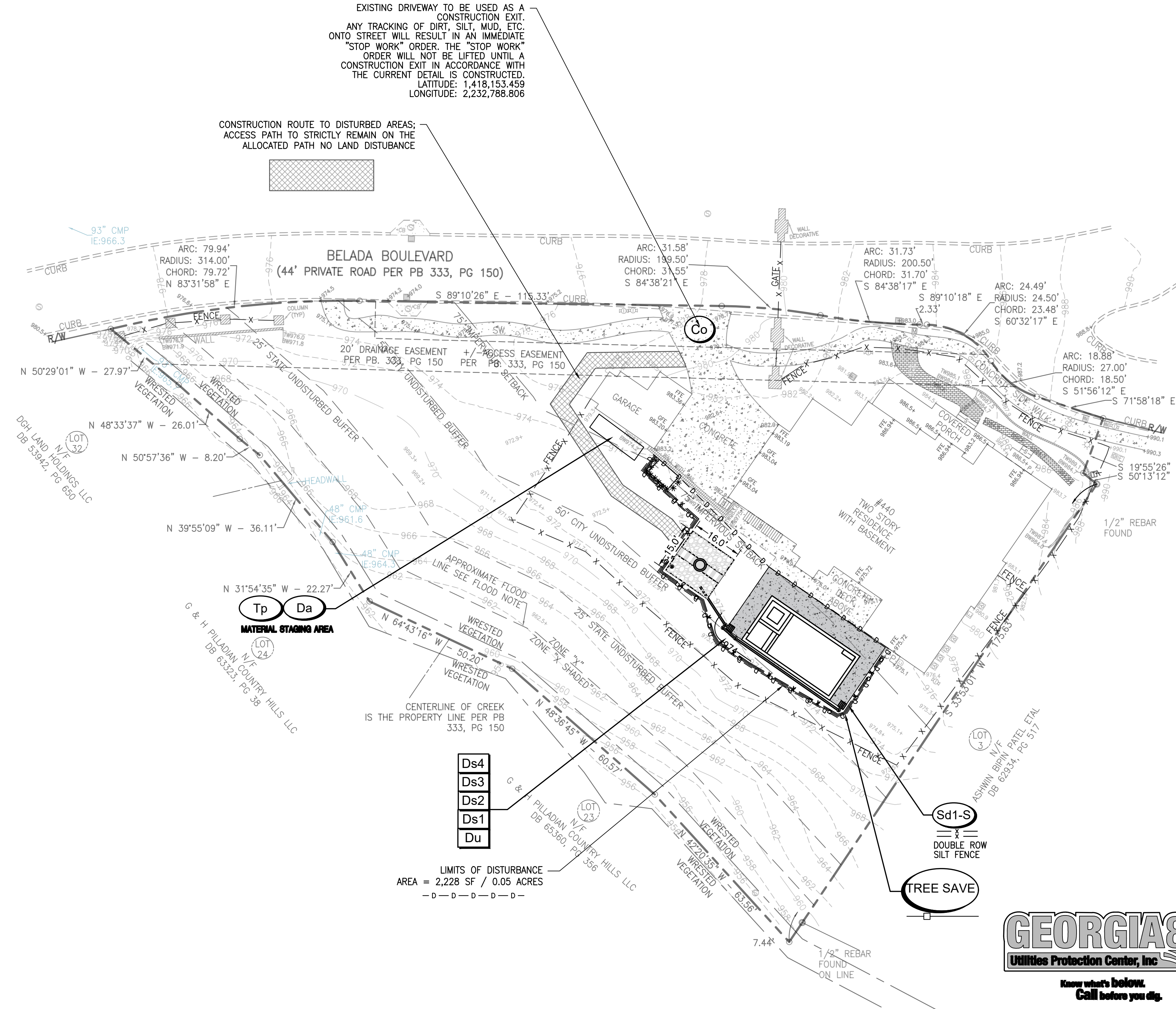
GEORGE H. BALTZ III

CERTIFICATION NUMBER: 0000045830
ISSUED: 11/10/2019 EXPIRES: 11/10/2025

SIGNED
NUMBER: 0000045830
EXPIRATION 11-10-25



ON-SITE OPERATOR, OWNER, OR APPLICANT MUST COMPLY WITH CHAPTER 109, ARTICLE VI TITLED SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(D). STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPS IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULTS IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.



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ES&PC PLAN

DATE	SCALE	AS SHOWN	REVISIONS	CITY COMMENTS
08-30-24	10'-1524'			
DRAWN				
CHECKED				

CONSTRUCTION PLANS FOR:
440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE Pl # 24-405

SHEET NO.
C-2



Original works of water™

City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328

RE: Letter of Intent
V-24-37
440 Belada Blvd
Sandy Springs, GA 30342

1. Requested Variance:

We would like to request on behalf of the homeowner a variance to encroach the 75' stream buffer to allow the construction of a swimming pool and deck.

2. Factual Details:

The total square footage of the pool surface, coping, and equipment is 692 Square Feet. The pool location was an attempt by the builder and the homeowner to place the pool on a difficult lot within the limits of disturbance, to have it be functional and visibly appealing to the home while adding value. The stormwater management will further reduce run off.

3. Alternative Designs Explored:

No other pool design can reduce the need for a Stream Buffer Variance. This design keeps the pool, decking, equipment, and stormwater management within the limits of disturbance. The size and location of the pool and the deck could be moved within the limits of disturbance, but that would change the access and visual appeal of the home and the amount of privacy from the street.



Original works of water™

Variance Analysis

V-24-37
440 Belada Blvd.
Sandy Springs, GA 30342

1. The calculations of the proposed project are to build a 32'x15' swimming pool with an integral spa surrounded by 503SF of decking. The pool and deck will be located between the 50' and 75' buffer directly behind the home within the limits of disturbance.
2. The practical difficulties with this lot include the location being on a corner space and having an easement, different changes in topography, and stream buffers. The home was built to the buffer line not allowing any expansion of the property to enjoy the .77 acres the house is on. The limits of disturbance give a small space that the pool, deck, equipment, and water management can go to keep it functional and appealing to the home. The hardship would be not fully getting to enjoy the large lot they purchased with a beautiful backyard space that does not have any tree cover. The neighborhood, Country Hills Estates, does not have a community pool and several neighbors on Belada Blvd have opted to put a pool in their backyard for enjoyment.
3. The requested variance will be in harmony with the purpose and intent of the development code because the area with which to build will not have any needed tree removal. The access to construction will remain on a path from the driveway and will not disturb any land. The stormwater management proposed will protect the natural resources and the environment by treating run off water from pool deck.
4. The request will not be injurious to the neighborhood or the general welfare of the homeowners and bordering neighbors. Many of the homes have pools in the neighborhood already and besides enjoyment, not being able to build could hurt the re-sale value of the home. Having a pool could raise property values and the pool design and landscaping will enhance the neighborhood and Sandy Springs.
5. The homesite is in the Nancy Creek Basin and additional water quality/runoff reduction will be provided. The proposed stone storage infiltration trench will provide water quality for 1082SF of impervious areas. The trench will be positioned at least 10 feet away from the pool and the property line(see site plan page C-3) and the runoff reduction volumes exceed the runoff reduction requirement.
6. No other alternative design keeps the pool, decking, equipment, and stormwater management within the limits of disturbance. The size and location of the pool and the deck could be moved within the limits of disturbance, but that would change the access and visual appeal of the home. In the photos of the backyard attached, you can



Original works of water™

see where the pool will be located to have access from the double doors and the balcony stairs to the deck and pool. The pictures show the location of the equipment which will be screened per code.

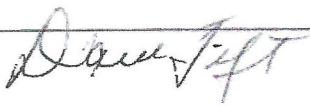
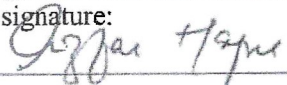


SANDY SPRINGS™

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>ALFAR HAQUE</u>	Sworn and subscribed before me this <u>9</u> th day of <u>October</u> 20 <u>24</u>
Address: <u>440 BELADA BLVD</u>	
City, State, Zip Code: <u>SANDY SPRINGS</u> <u>GA-30342</u>	Notary public:
Email address: [REDACTED]	Seal:  Dathan H Tift NOTARY PUBLIC Clayton County, GEORGIA My Commission Expires 12/09/2024
Phone number: [REDACTED]	
Owner's signature: 	Commission expires:

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

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

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

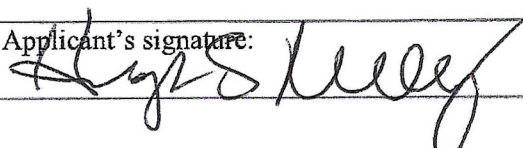


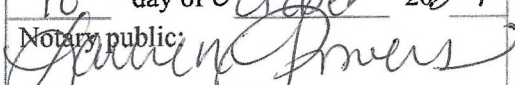
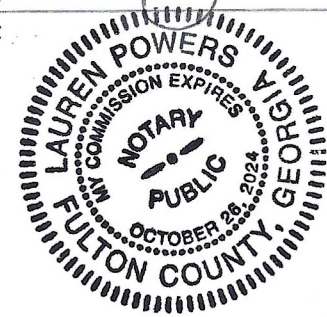
SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART II

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

Agent's name:	Hugh Tully
Company:	Tully Pools, LLC
Address:	1190 Hightower Trail
City, State, Zip Code:	Atlanta, GA 30350
Email address:	
Phone number:	
Agent's signature:	
Applicant's signature:	

Sworn and subscribed before me this 10 th day of October 2024 Notary public: 
Seal: 
Commission expires: 10/28/2024

WATER QUALITY CALCULATIONS:

RUNOFF REDUCTION/ WATER QUALITY CALCULATIONS			
AREA	SF	NOT/TREATED	BMP LOCATION
Proposed Pool	579	TREATED	REAR YARD
Proposed Pool Deck	503	TREATED	REAR YARD
TOTAL TREATED IMPERVIOUS AREA			
1,082			
Water Quality /Runoff Reduction Calculations			
Per GSWMM Section 2.2.4.1			
Water Quality Volume (WQv)			
Runoff Reduction (RRv)			
Site Area (A) =	33,606	SF	
Treated Impervious Area =	1,082	SF	
% Impervious (I) =	4.00	%	
Disturbance (D) =	2228	SF	
Disturbed Area in 75' Impervious Setback (S) =	2017	SF	
RRv = (P.Rv.A)/12 =	241	CF	
Rv = 0.05 + I*(0.009) =	0.086		
WQv = 1.2*Rv*A/12 + 1.2*D/12 + 1.2*S/12 =	714	CF	

Stone Storage Infiltration Trench W/ Pipe Calculation		
Water Quality Calculations		
Required WQ Volume =	713.5	CF
Pipe Volume		
Diameter of Pipe	3.0	FT
Length of Pipe	16.0	FT
Volume of Pipe	113.1	CF
All Volume to be provided in Stone Storage Infiltration Trench w/40% void Ratio		
Trench Volume		
Length of Trench	16.0	FT
Width of Trench	15.0	FT
Depth of Trench	7.0	FT
Volume of Gravel = (LxWxD)-Pipe Vol)x0.4 =	626.8	CF
Gravel Volume + Pipe Volume =	739.9	CF
Required Volume =	713.5	CF
Percent of Volume Provided over required	104%	

WATER QUALITY DESCRIPTION:

RUNOFF REDUCTION/WATER QUALITY IS PROVIDED FOR THE NEW IMPERVIOUS AREA OF 1,082 SF. SEE LOT COVERAGE CHART ON THIS PAGE. WATER QUALITY IS ALSO PROVIDED FOR THE TOTAL DISTURBED AREA SINCE THE SITE IS LOCATED IN THE NANCY CREEK SENSITIVE AREA, AND WATER QUALITY IS PROVIDED FOR THE DISTURBED AREA IN THE 75 FT IMPERVIOUS SETBACK.

THE PROPOSED STONE STORAGE INFILTRATION TRENCH WILL PROVIDED WQ FOR 1,082 SF OF IMPERVIOUS AREA. THE TRENCH IS TO BE FILLED WITH #57 STONE (40% VOID RATIO). THE TRENCH WILL HAVE A SINGLE 36" PERFORATED PIPE. THE TRENCH IS REQUIRED TO PROVIDE 714 CF OF STORAGE AND IT WILL PROVIDE 739.9 CF OF STORAGE. THE TRENCH IS TO BE 16 FT LONG, 15 FT WIDE, AND 7 FT DEEP THE TRENCH IS POSITIONED AT LEAST 10 FEET AWAY FROM THE STRUCTURES AND PROPERTY LINE.

THE WATER QUALITY VOLUMES PROVIDED BY THE BMP SHOWN EXCEEDS THE WQ REQUIREMENTS.

STORMWATER NOTES:

ALL STORMWATER RUNOFF REDUCTION, WATER QUALITY AND GREEN INFRASTRUCTURE BMPs WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO FINAL SITE INSPECTION APPROVAL. AS-BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION, BMP DIMENSIONS (LENGTH, WIDTH AND DEPTH) AND AS-BUILT COORDINATES (GEORGIA STATE PLANE - WEST ZONE).

AN AS-BUILT DRAWING, 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.

STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPs IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.

WATER QUALITY NOTES:

VEGETATION

THE TRENCH IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION. AS AN ALTERNATIVE, THE AREA ABOVE THE SURFACE OF A MFD MAY BE COVERED WITH PEA GRAVEL (OR LARGER DEPENDING ON THE INFLOW RATES) TO ALLOW FOR INCIDENTAL LATERAL INFLOW ALONG THE EDGE OF GROUND LEVEL IMPERVIOUS SURFACES. THE DOWNSTREAM END OF THE PIPE MUST BE STABILIZED AND CAN BE LANDSCAPED FOR AESTHETICS.

MAINTENANCE

- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT TRENCH FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

CONSTRUCTION STEPS

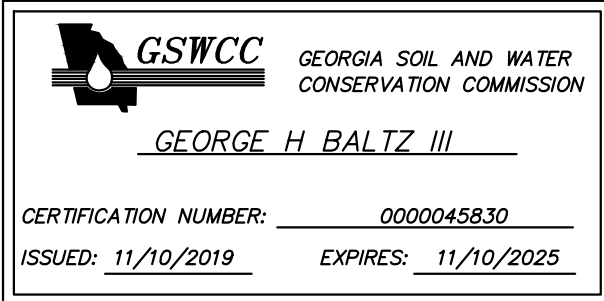
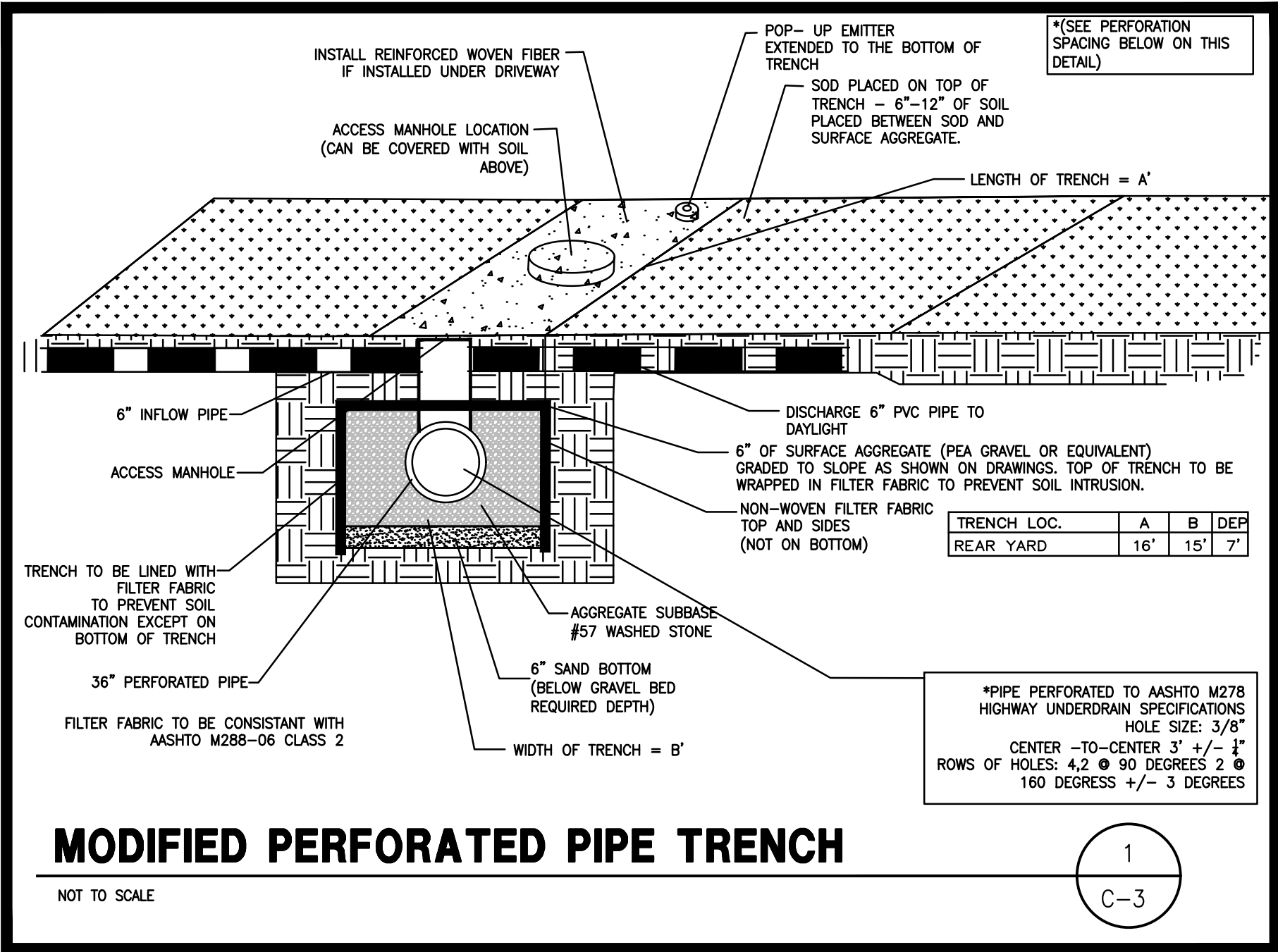
- REVIEW POTENTIAL TRENCH AREAS AND LAYOUT. TRENCHES SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1.) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2.) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3.) OVER OTHER UTILITY LINES; OR (4.) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
- IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR
- MEASURE ELEVATIONS AND LAY OUT THE TRENCH TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
- PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
- PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
- PLACE TOPSOIL AND SOD OR PEA GRAVEL.
- CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
- CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

THIS SITE IS LOCATED IN THE NANCY CREEK BASIN. ADDITIONAL WATER QUALITY / RUNOFF REDUCTION WILL BE PROVIDED.

THE 75 FT IMPERVIOUS SETBACK IS BEING DISTURBED. THEREFORE ADDITIONAL WATER QUALITY AT A RATE OF 1.2' PER DISTURBED AREA IN THE SETBACK WILL BE PROVIDED

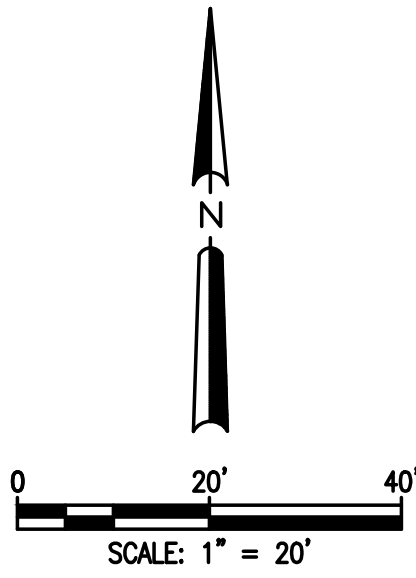
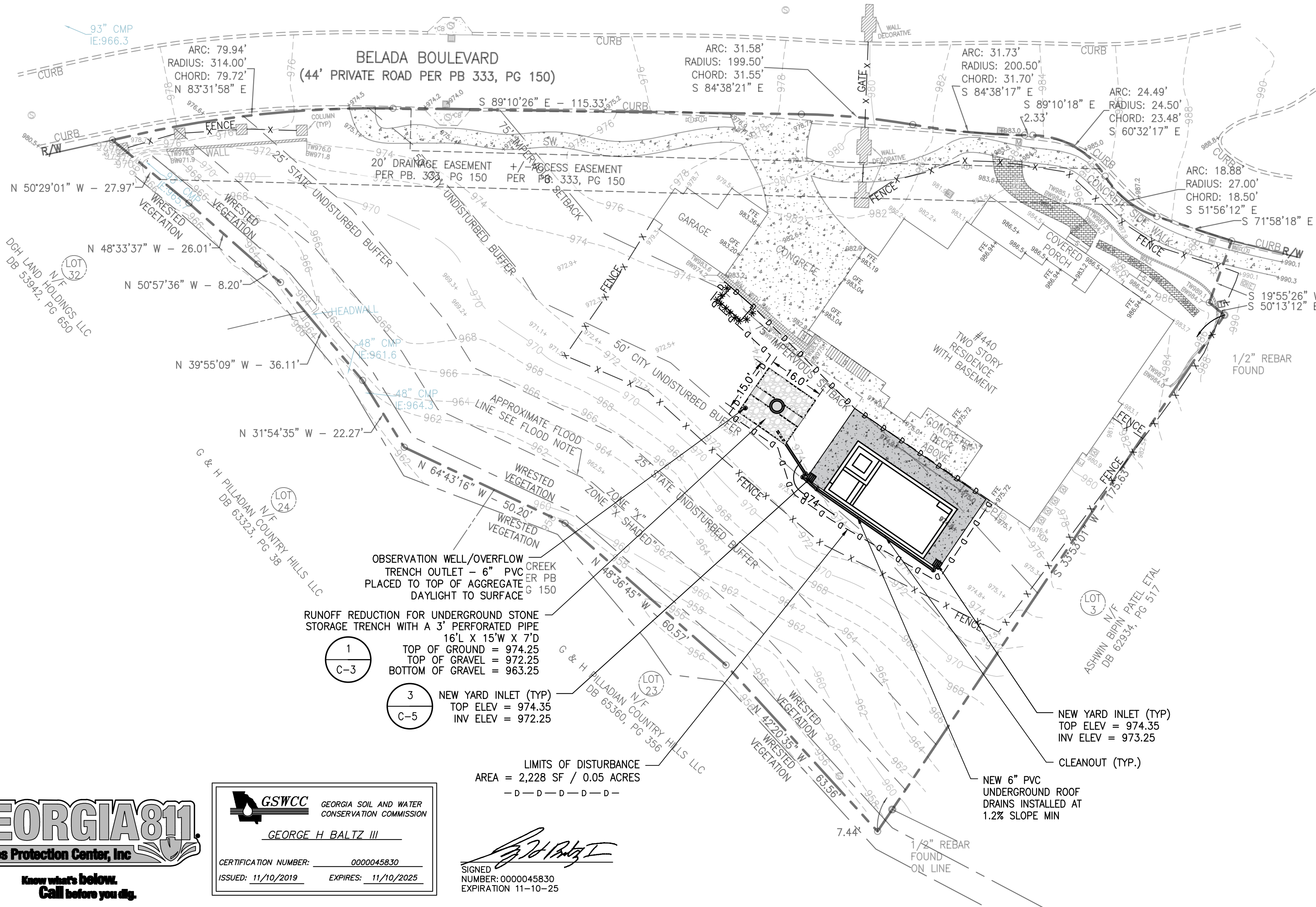
STORMWATER REQUIREMENTS:

- ARC APPROVAL, IF REQUIRED. N/A
- LOCATION OF ANY CITY OF SANDY SPRINGS TRIBUTARY BUFFERS, OR STATE WATER BUFFERS, IF APPLICABLE. C-1
- IF LAND DISTURBANCE IS 1,000 SQUARE FEET OR GREATER, PROVIDE STORMWATER MANAGEMENT FACILITIES THAT WILL PROVIDE STORMWATER STORAGE FOR 1.2 INCHES OF RUNOFF FROM ALL IMPERVIOUS SURFACES WITHIN THE SITE. CONFIGURE FACILITY SO THAT THE DESIGNED DISCHARGE DURATION OF THE WQV EXCEEDS 24 HOURS. VOIDS WITHIN STONE INFILTRATION TRENCHES OR SIMILAR SHALL BE CONSIDERED TO BE 40% OF STONE VOLUME. SHOW ON SITE PLAN THE LAYOUT AND DETAILS OF THE STORMWATER MANAGEMENT FACILITIES. PROVIDE SUPPORTING CALCULATIONS. PROPOSED IMPERVIOUS AREA IS GREATER THAN 1000 SF, SO AN INFILTRATION TRENCH IS PROPOSED TO PROVIDE STORMWATER MANAGEMENT FOR THE FIRST 1.2 INCHES OF RUNOFF
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT. SEE SHEET C-3
- PROVIDE CALCULATIONS FOR WATER QUALITY. CALCULATIONS PROVIDED ON SHEET C-3
- PROVIDE TEST DATA TO INSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE. INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
- INFILTRATION TYPE BMPs SHOULD BE A MINIMUM OF 10 FEET AWAY FROM PROPERTY LINES AND/OR FOUNDATIONS AND A MINIMUM OF 20 FEET AWAY FROM SEPTIC SYSTEMS, SUBJECT TO FULTON COUNTY HEALTH DEPARTMENT APPROVAL. PROPOSED STORMWATER INFILTRATION TRENCH WILL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES AND FOUNDATIONS AND AT LEAST 20 FEET FROM SEPTIC SYSTEMS
- THE MODIFIED TAFT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES. A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD". INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
- PROVIDE A GPS (GEORGIA STATE PLANE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN. SEE SHEET C-3 FOR GPS LOCATION



CERTIFICATION NUMBER: 0000045830
ISSUED: 11/10/2019 EXPIRES: 11/10/2025

SIGNED: [Signature]
NUMBER: 0000045830
EXPIRATION: 11-10-25



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STORMWATER PLAN



CONSTRUCTION PLANS FOR:
440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE Pl # 24-405

SHEET NO.
C-3

TREE CALCULATION:

- SITE DATA:**
- SITE AREA = 33,606 SQ.FT
 - REQUIRED CANOPY AREA (35%) = 11,762 SQ.FT

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770)730-5660 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

1. CANOPY COVERAGE – EXISTING TO REMAIN

NOTE – LANDMARK TREES GIVEN A CANOPY COVERAGE OF 1,250 SF. NON-LANDMARK PROTECTED TREES GIVEN A CANOPY COVERAGE OF 1,000 SF.

6 LANDMARK TREES AT 1,250 SF	=	7,500 SF
4 NON-LANDMARK TREE AT 1,000 SF	=	4,000 SF
TOTAL CANOPY REMAINING	=	11,500 SF

2. REPLACEMENT/RECOMPENSE – LANDMARK TREES

0 QTY LANDMARK TREES TO BE REMOVED.
REQUIRED RECOMPENSE/REPLACEMENT PER CITY OF SANDY SPRINGS, REQUIRED REPLACEMENT IS 150% CANOPY PER EACH LANDMARK TREE REMOVED

0 LANDMARK TREES TO BE REMOVED = 0 REPLACEMENT TREES REQUIRED

3. RESIDENTIAL FRONT YARD TREES PER SEC. 8.2.3.

PER SECTION 8.2.3, THERE IS TO BE ONE SHADE TREE PLANTED IN THE FRONT YARD PER EVERY 40FT OF FRONTAGE:
TOTAL FRONTAGE = 258.3 FT / 40 FT = 6.46 (OR 7 QTY) FRONT YARD TREES ARE REQUIRED.

7 EXISTING FRONT YARD TREES TO REMAIN
FRONT YARD TREE REQUIREMENT IS MET WITH EXISTING FRONT YARD TREES.

4. YARD DISTURBANCE MITIGATION CALCULATION

PER CODE SECTION 9.4.2.G:

- A. FOR EACH TREE OF 10 INCHES DBH OR GREATER REMOVED OR DAMAGED BY GRADING IN THE SIDE SETBACK, ONE TREE MUST BE PLANTED.
(TOTAL TREES LOST IN SIDE YARD = 0 REMOVED = 0 REPLACEMENT TREES REQUIRED)

5. TOTAL PROPOSED REPLACEMENT CANOPY (CODE SEC. 9.3.8.D.2)

(NOTE – MITIGATION TREES FOR LOST LANDMARK AND SIDE SETBACK TREES, DO NOT COUNT TOWARD REPLACEMENT CANOPY)

TOTAL PRE-CONSTRUCTION CANOPY	=	11,500 SF
TOTAL POST CONSTRUCTION CANOPY TO REMAIN (BEFORE PLANTING)	=	11,500 SF
REQUIRED CANOPY = 35% X 33,606 SF	=	11,762 SF
REQUIRED CANOPY – EXISTING CANOPY TO REMAIN	=	262 SQFT REPLACEMENT CANOPY

ONE REPLACEMENT TREE IS TO BE PLANTED TO MEET CANOPY REQUIREMENT
REPLACEMENT REQUIREMENT = 1,000 SF
PROPOSED CANOPY 11,500 + 1,000 = 12,500 > 11,762 SF
PROPOSED CONSTRUCTION DOES NOT CAUSE THE CANOPY TO FALL BELOW THE REQUIRED CANOPY, THEREFORE A FEE OF \$1,200 / \$1,000 SF OF DEFICIENT CANOPY IS NOT REQUIRED TO BE PAID.

TREE LIST:

ALL TREES SHOWN ON SURVEY ARE SHOWN IN CHART BELOW. HOWEVER, TREE CANOPY IS CALCULATED ONLY FROM EXISTING TREES TO REMAIN THAT ARE 18" OR GREATER, PER SANDY SPRINGS ORDINANCE

TREE#	DBH (IN INCHES)	TYPE	STATUS	ONSITE	SETBACK	BOUNDARY TREE (<10'10")	PROTECTED TREES	LANDMARK TREE	MITIGATION (>10'10")	TREE CRZ	% IMPACT	PRE CONSTRUCTION CANOPY	POST CONSTRUCTION CANOPY
1	10	HARDWOOD	SAVED	X						480.8738521	0.00%	0	0
2	11	HARDWOOD	SAVED		X					593.9253611	0.00%	0	0
3	32	HARDWOOD	SAVED			X		X		5006.548246	0.00%	1250	1250
4	27	HARDWOOD	SAVED				X	X		3526.470382	0.00%	1250	1250
5	36	HARDWOOD	SAVED				X			1256.632965	0.00%	0	0
6	15	HARDWOOD	SAVED			X				1104.466167	0.00%	0	0
7	22	HARDWOOD	SAVED	X				X		2375.828444	0.00%	1000	1000
8	25	HARDWOOD	SAVED							3067.953576	0.00%	1000	1000
9	28	HARDWOOD	SAVED					X		3848.453005	0.00%	1250	1250
10	14	HARDWOOD	SAVED			X				952.1127292	0.00%	0	0
11	15	HARDWOOD	SAVED				X			1104.466167	0.00%	0	0
12	6	HARDWOOD	SAVED							176.7145868	0.00%	0	0
13	27	HARDWOOD	SAVED			X		X		878.4470382	0.00%	1250	1250
14	34	HARDWOOD	SAVED	X				X		5674.503773	0.00%	1250	1250
15	11	HARDWOOD	SAVED	X						828.5288201	0.00%	0	0
16	11	HARDWOOD	SAVED	X						593.9573611	0.00%	0	0
17	17	HARDWOOD	SAVED	X						1418.625433	0.00%	0	0
18	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
19	33	HARDWOOD	SAVED			X		X		5345.631625	0.00%	1250	1250
20	36	HARDWOOD	SAVED				X			1256.632965	0.00%	0	0
21	24	HARDWOOD	SAVED	X						2672.631388	0.00%	1000	1000
22	30	HARDWOOD	SAVED	X						480.8738521	0.00%	0	0
23	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
24	36	HARDWOOD	SAVED	X						1256.632965	0.00%	0	0
25	15	HARDWOOD	SAVED	X				X		1104.466167	0.00%	0	0
26	25	HARDWOOD	SAVED	X						3067.953576	0.00%	1000	1000
27	7	HARDWOOD	SAVED	X						240.52881875	0.00%	0	0
28	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
29	15	HARDWOOD	SAVED	X			X			1104.466167	0.00%	0	0
30	12	HARDWOOD	SAVED	X						706.8583471	0.00%	0	0
31	7	HARDWOOD	SAVED	X						240.52881875	0.00%	0	0
32	12	HARDWOOD	SAVED	X						706.8583471	0.00%	0	0
33	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
34	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
35	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
36	8	HARDWOOD	SAVED	X						314.1592854	0.00%	0	0

REPLACEMENT TREE LEGEND

2.5" CALIPER SHUMARD OAK – 1 QTY

CITY OF SANDY SPRINGS LANDSCAPE NOTES:

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770)730-5660 OR THROUGH PORTAL TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

TREE INVENTORY NOTES:

NOTE – THE TREE INVENTORY IS PER DEFINITIONS PROVIDED BY CITY OF SANDY SPRINGS TREE ORDINANCE, WHICH INCLUDES:

- ONSITE SPECIMEN TREES AND ANY OTHER ONSITE TREE 18 INCHES AND LARGER
- BOUNDARY TREES 10 INCHES OR LARGER, WHICH ARE TO BE IMPACTED DUE TO CONSTRUCTION
- SIDE/REAR SETBACK TREES 10 INCHES OR LARGER, WHICH ARE PROPOSED TO BE LOST OR DESTROYED DUE TO CONSTRUCTION

DEFINITIONS OF THE CATEGORIES ABOVE, PROVIDED BY CITY OF SANDY SPRINGS

"BOUNDARY TREE" – A TREE 10 INCHES (DBH) OR LARGER LOCATED ON A PROPERTY ADJACENT TO PERMITTING PROPERTY, WHOSE CRITICAL ROOT ZONE OR CANOPY EXTENDS INTO THAT PERMITTING PROPERTY.

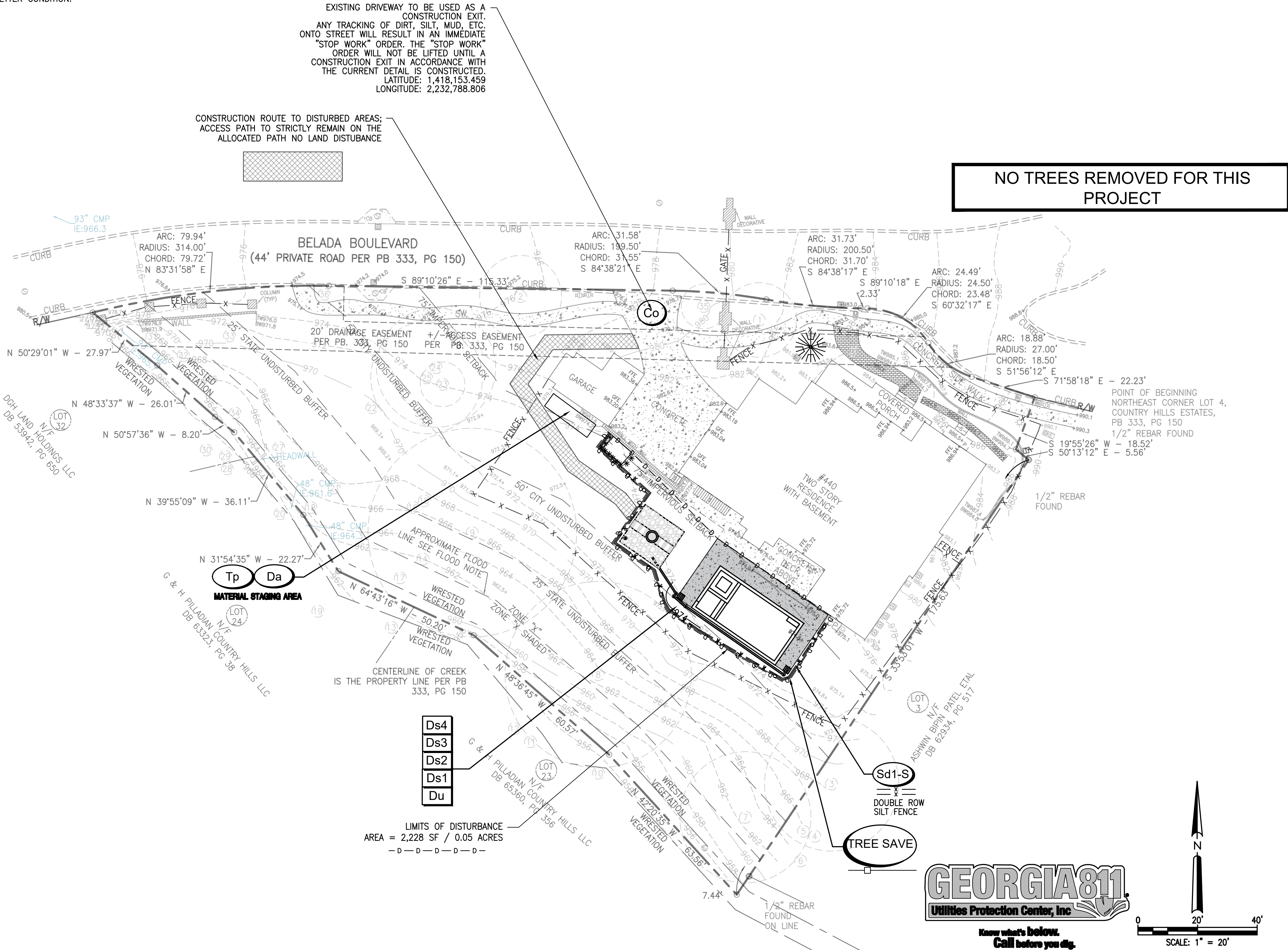
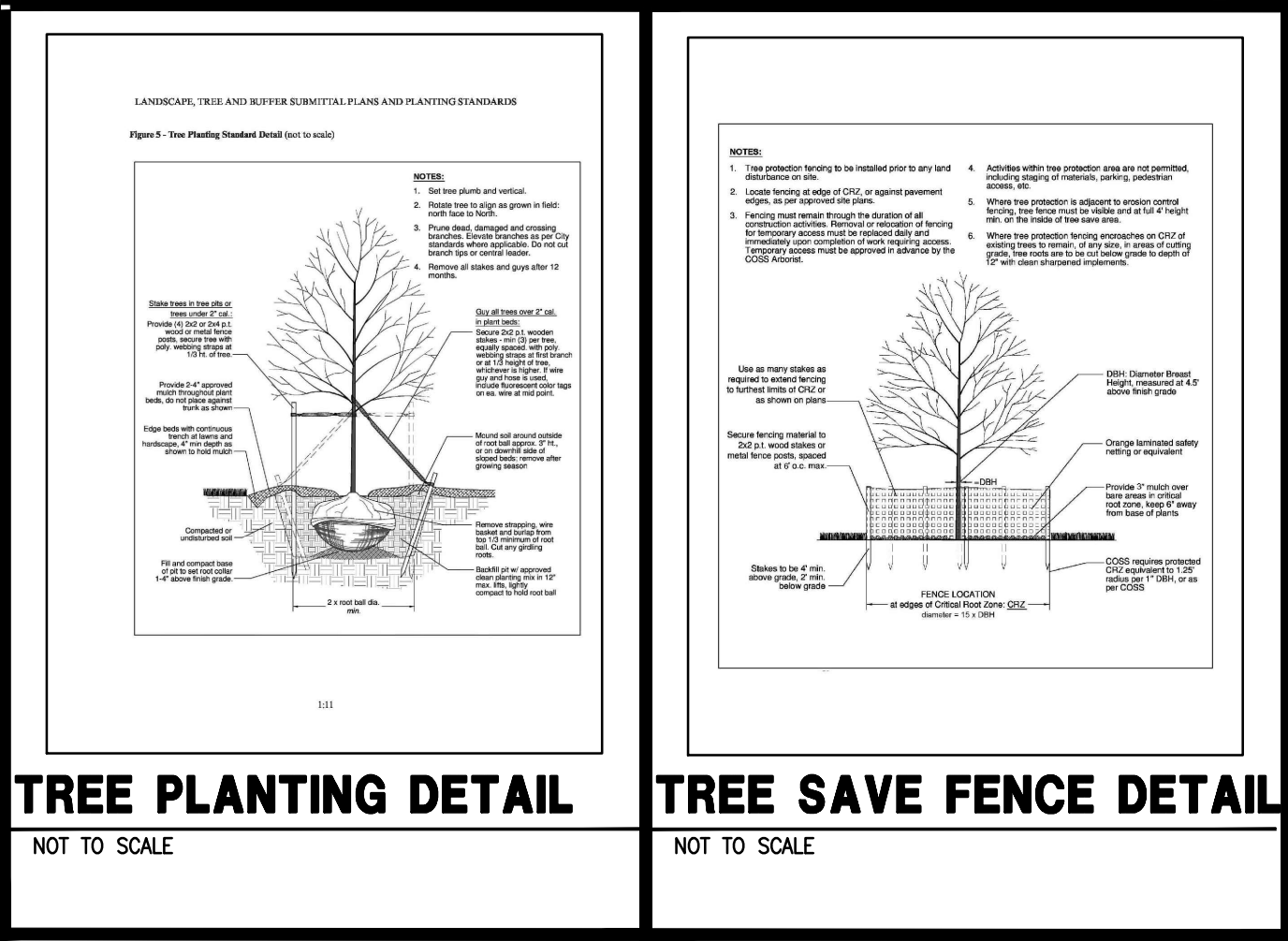
"SETBACK TREE" (PER SEC. 9.3.5) – A TREE 18 INCHES (DBH) OR LARGER LOCATED IN THE MINIMUM REQUIRED YARDS/SETBACKS OF ANY PROPERTY

"MITIGATION SETBACK TREE" (PER SEC. 9.4.2.G) – A TREE OF 10 INCHES DBH OR GREATER REMOVED OR DAMAGED BY GRADING IN THE SIDE SETBACK OF ANY PROPERTY

"LANDMARK TREE" –

- (1)–HARDWOOD TREE 27 INCHES (DBH) OR LARGER;
- (2)–PINE TREE 30 INCHES (DBH) OR LARGER, PROVIDED THAT SAID PINE TREE IS NOT LOCATED WITHIN 30 FEET OF ANY STRUCTURE; OR
- (3)–DOGWOOD OR REDBUD TREE TEN INCHES (DBH) OR LARGER BEING IN FAIR OR BETTER CONDITION.

"PROTECTED TREE" – A TREE 18 INCHES (DBH) OR LARGER, OTHER THAN A LANDMARK TREE OR BUFFER TREE, IN FAIR OR BETTER CONDITION.



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404-642-1000
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TREE PLAN

DATE	08-30-24	REVISIONS	
SCALE	AS SHOWN	CITY COMMENTS	
DRAWN	JS		
CHECKED	GHB		

CONSTRUCTION PLANS FOR:

440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-405

SHEET NO.

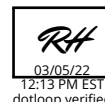
C-4

State Waters Buffer Encroachment Chart
440 Belada Blvd
V-24-37

Buffer/Impervious Setback	Existing	Proposed	Difference
0'-25' State undisturbed natural vegetative buffer	42 sq. ft.	42 sq. ft.	+0 sq. ft. +0%
25'-50' City undisturbed natural vegetative buffer	103 sq. ft.	103 sq. ft.	+0 sq. ft. +0%
50'-75' City additional impervious surface setback	203 sq. ft.	1178 sq. ft.	+975 sq. ft. +480%
<i>Total</i>	<i>348 sq. ft.</i>	<i>1323 sq. ft.</i>	<i>+975 sq. ft.</i> <i>+280%</i>

EXHIBIT "A"

Deed Book 53288 Pg 294
Filed and Recorded Oct-28-2013 08:30am
2013-0278836
Real Estate Transfer Tax \$1,500.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia



Please return to:
NEEL & ROBINSON ATTORNEYS AT LAW, LLC
5555 Glenridge Connector
Suite 400
Atlanta, GA 30342
File No.: 13029471

STATE OF Georgia
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE, made this 23rd day of October, 2013, between

440 BELADA, LLC

as party or parties of the first part, hereinafter called Grantor, and

AZFAR HAQUE and RUMANA HAQUE

AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, the following described property:

All that tract or parcel of land lying and being in Land Lot 68 of the 17th District, Fulton County, Georgia, being Lot 4, Country Hills Estates, as per plat recorded in Plat Book 333, Pages 150-157, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 440 BELADA BOULEVARD according to the present system of numbering property in Fulton County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantees forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

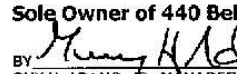
Signed, sealed and delivered in the presence of:

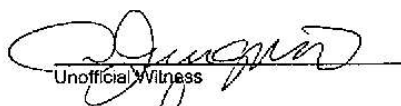
Grantor:

440 BELADA, LLC, a Colorado Limited Liability Company


GUY H. ADAMS, JR.
AS ITS MANAGING MEMBER

Assented to by Adams Ventures, LLC, a Colorado Limited Liability Company
Sole Owner of 440 Belada, LLC

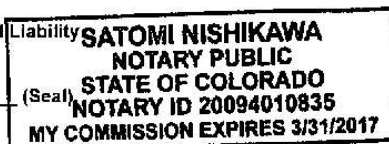
BY 
GUY H. ADAMS, JR., MANAGER


Unofficial Witness


Notary Public

My Commission expires.

3-31-2017



THE SITE CONTAINS: 0.77 ACRES / 33,606 SF
TOTAL DISTURBED ACREAGE: 0.06 ACRES / 2,228 SF

STREET ADDRESS: 440 BELADA BOULEVARD DRIVE, SANDY SPRINGS, GA, 30342

ZONING: RD-27 (RESIDENTIAL DETACHED)

MINIMUM LOT AREA = 27,000 ACRE
MINIMUM LOT WIDTH = 120 FT.
MINIMUM CANOPY COVERAGE = 35%
MINIMUM FRONT SETBACK = 60 FT.
MINIMUM SIDE STREET SETBACK = 30 FT.
MINIMUM SIDE COMMON LOT LINE = 15 FT.
MINIMUM REAR COMMON LOT LINE = 40 FT
MAXIMUM BUILDING HEIGHT = 3 STORIES / 40 FT MAX
MINIMUM PARKING REQUIREMENTS: 2 PER PRINCIPAL DWELLING UNIT
MAXIMUM LOT COVERAGE = 30%

2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ON POINT SURVEYING AND MAPPING, INC. DATED 07-19-2022.

3. THIS SITE IS LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0163 F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

4. THE HOUSE FOOTPRINT IS EXISTING AND REPRESENTS THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.

5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.

7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN. ANY FUTURE RETAINING WALL DESIGN TO BE SUBMITTED BY STRUCTURAL ENGINEER.

8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

9. IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-86: CHAPTER 15 HEALTH AND PUBLIC SAFETY, EFFECTIVE NOVEMBER 8, 2006.

10. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT 10. BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.

11. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

12. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. THE HOUSE ONSITE IS EXISTING AND WAS CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, WOOD.

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

14. 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.

15. 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.

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

1. PROVIDE LOCATION OF EXISTING SANITARY SEWER LATERAL AND NOTE THAT IT IS TO BE RE-USED. IF A CLEANOUT DOES NOT EXIST IN ACCORDANCE WITH FULTON COUNTY STANDARD DRAWING NUMBER 711, SHOW ON PLAN WHERE ONE IS REQUIRED.
SEE SHEET C-1
2. PROVIDE SANITARY SEWER LINE FROM CLEANOUT TO HOUSE.
SEE SHEET C-1
3. PROVIDE LOCATION OF EXISTING WATER METER AND NOTE THAT IT IS TO BE RE-USED.
SEE SHEET C-1
4. PROVIDE WATER LINE FROM CLEANOUT TO HOUSE.
SEE SHEET C-1
5. IF A POOL IS PROPOSED, THE LOCATION OF THE POOL MUST BE SHOWN ON THE PLAN. PROVIDE DIMENSIONS RELATING THE POOL TO THE HOUSE, OTHER STRUCTURES, AND THE PROPERTY LINES. (NOTE: A POOL PERMIT WILL BE REQUIRED PRIOR TO SFSP APPROVAL. SEE POOL PERMIT CHECKLIST).
SEE SHEET C-1
6. IF INSTALLATION OF A SEPTIC SYSTEM IS PROPOSED OR REQUIRED (INCLUDING REPLACEMENTS), THE LOCATION OF THE SYSTEM MUST BE SHOWN ON THE PLAN EXACTLY THE SAME AS THE APPROVED PLANS BY THE FULTON COUNTY HEALTH DEPARTMENT. PROVIDE DIMENSIONS RELATING THE SEPTIC TANK, FIELD LINES, DOSING TANKS (IF APPLICABLE), ETC. TO THE HOUSE, OTHER STRUCTURES AND THE PROPERTY LINES.
N/A
7. HEIGHTS OF ALL RETAINING WALLS WITH SPOT ELEVATIONS ALONG WALL AT TOP AND BOTTOM. WALL HEIGHTS BETWEEN 4 AND 6 FEET WILL REQUIRE AN EXECUTED OWNER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS. FOR WALL HEIGHTS 6 FEET AND OVER, PLANS MUST BEAR THE STATE OF GEORGIA PROFESSIONAL ENGINEER SEAL SIGNED AND DATED, AND AN EXECUTED ENGINEER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS.
SEE SHEET C-1
8. IF A FENCE IS PROPOSED, THE LOCATION OF THE FENCE MUST BE SHOWN ON THE PLAN. PROVIDE DIMENSIONS RELATING THE FENCE TO THE HOUSE, OTHER STRUCTURES, AND THE PROPERTY LINES. (NOTE: A FENCE PERMIT MAY BE REQUIRED PRIOR TO SFSP APPROVAL).
SEE SHEET C-1

TREE CALCULATIONS SEEN ON TREE PROTECTION PLAN, SHEET C-4

440 BELADA BOULEVARD

LAND LOT 68, DISTRICT 17
CITY OF SANDY SPRINGS,
FULTON COUNTY, GEORGIA



1. ARC APPROVAL, IF REQUIRED, N/A
2. LOCATION OF ANY CITY OF SANDY SPRINGS TRIBUTARY BUFFERS, OR STATE WATER BUFFERS, IF APPLICABLE. C-1.
3. IF LAND DISTURBANCE IS 1,000 SQUARE FEET OR GREATER, PROVIDE STORMWATER MANAGEMENT FACILITIES THAT WILL PROVIDE STORMWATER STORAGE FOR 1.2 INCHES OF RUNOFF FROM ALL IMPERVIOUS SURFACES WITHIN THE SITE. CONFIGURE FACILITY SO THAT THE DESIGNED DISCHARGE DURATION OF THE WQV EXCEEDS 24 HOURS. VOIDS IN INFILTRATION STONE INFILTRATION TRENCHES OR SIMILAR SHALL BE CONSIDERED TO BE 40% OF STONE VOLUME. SHOW ON SITE PLAN THE LAYOUT AND DETAILS OF THE STORMWATER MANAGEMENT FACILITIES. PROVIDE SUPPORTING CALCULATIONS PROPOSED IMPERVIOUS AREA IS GREATER THAN 1000 SF, SO AN INFILTRATION TRENCH IS PROPOSED TO PROVIDE STORMWATER STORAGE FOR THE FIRST 1.2 INCHES OF RUNOFF
4. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT. SEE SHEET C-3
5. PROVIDE CALCULATIONS FOR WATER QUALITY. CALCULATIONS PROVIDED ON SHEET
6. PROVIDE TEST DATA TO INSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE. INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
7. INFILTRATION TYPE BMPs SHOULD BE A MINIMUM OF 10 FEET AWAY FROM PROPERTY LINES AND/OR FOUNDATIONS AND A MINIMUM OF 20 FEET AWAY FROM SEPTIC SYSTEMS, SUBJECT TO FULTON COUNTY HEALTH DEPARTMENT APPROVAL. PROPOSED STORMWATER INFILTRATION TRENCH WILL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES AND FOUNDATIONS AND AT LEAST 20 FEET FROM SEPTIC SYSTEMS
8. IF THE MODIFIED TREAT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES, A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD". INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
9. PROVIDE A GPS (GEORGIA STATE PLANE ZONE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN. SEE SHEET C-3 FOR GPS LOCATION

1. THIS SITE IS APPROXIMATELY 3.51 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS OUTSIDE THE 2000 FT CORRIDOR.
2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3. THERE ARE EXISTING STRUCTURES ON SITE.
4. BUILDING HEIGHT SHALL NOT EXCEED 40 FT
5. NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. WALLS 6 FT AND OVER, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

TOTAL SITE AREA = 0.77 ACRES/33,606 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.02 ACRES/1,082 SF
7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PAADS.

THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A NEW POOL AND
ACCOMODATING FEATURES, CONFORMING TO ZONING RD-27.
ALL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

CERTIFIED BY  DATE 10-14-24

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)

INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)

INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)

INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)

INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)

NATIONAL ELECTRICAL CODE, 2020 EDITION WITH GEORGIA AMENDMENTS (2021)

INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)

INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101), IFC GEORGIA AMENDMENTS OR THE GEORGIA ACCESSIBILITY CODE PLEASE [CONTACT THE STATE FIRE MARSHAL'S OFFICE.](#)

DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2013)
DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS (2011)

PLEASE NOTE: THERE ARE GEORGIA AMENDMENTS TO THE CODES, ABOVE. PLEASE CONTACT THE CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS SECTION FOR MORE INFORMATION CONCERNING THESE AMENDMENTS.

CONTACT: CODES@DCA.GA.GOV TO RECEIVE A RESPONSE PLEASE BE SURE TO INCLUDE YOUR FULL NAME, ADDRESS, AND PHONE NUMBER

MAXIMUM SHEET SIZE SHALL BE 36" x 48" (24" x 36" PREFERRED) (ALL LETTERING SHALL BE MAXIMUM 1/8").

PROPOSED PLAN SET ON 24" X36" PAPER

2. PROJECT NAME AND ADDRESS, SUBDIVISION NAME AND LOT NUMBER (IF APPLICABLE), LAND LOT, DISTRICT, AND ZONING.

440 BELADA BOULEVARD, SANDY SPRINGS, GA 30342 LAND LOT 68, 17TH DISTRICT, ZONING RD-27

3. OWNER'S NAME AND COMPLETE ADDRESS INCLUDING ZIP CODE.

AFZAR HAQUE, 713 FOREST PARKWAY SUITE #0, FOREST PARK, GA 30297

4. NAME, TELEPHONE NUMBER, AND GSWCC LEVEL 1A CERTIFICATION NUMBER OF A 24-HOUR CONTACT.

LAUREN POWERS – PH# 770-559-5167

5. DESIGN FIRM NAME/ADDRESS/PHONE, POINT OF CONTACT AND CONTACT PHONE NUMBER.

CRESCENT VIEW ENGINEERING, 211 FRASIER STREET S.E., MARIETTA, GA 30060, 678-324-8410

6. NORTH ARROW, SITE ACREAGE, AND SCALE OF DRAWING ("1"=10 to 1"=50').

NORTH ARROW SHOWN ON THIS PAGE. SITE ACREAGE IS 0.77 ACRES. SCALE IS "1"=20'.

7. BOUNDARY INFORMATION INCLUDING BEARINGS AND DISTANCES ALONG ALL PROPERTY LINES AND A LOCATION SKETCH.

SHOW SOURCE.

SHOWN ON SURVEY PER SURVEYOR.

8. STREET NAME.

BELADA BOULEVARD

9. LOT BUILDING SETBACK LINES (PER SANDY SPRINGS ZONING ORDINANCE) LABELED WITH DIMENSIONS TO LOT LINES.

ALL SETBACKS ARE SHOWN ON THIS PLAN PER SANDY SPRINGS RD-27 ZONING

10. NAMES OF ADJOINER'S AND RESPECTIVE ZONINGS.

NAMES OF THE ADJOINERS ALONG WITH RESPECTIVE ZONING IS SHOWN ON SHEET C-1 OF THESE PLANS.

11. LOCATIONS OF ALL EXISTING STRUCTURES (INCLUDING HOUSES, BARNs, SHEDs, LANDSCAPE AND RETAINING WALLS, SANITARY AND STORM DRAINAGE LINES AND STRUCTURES, WATER LINES, NEAREST FIRE HYDRANT, DETENTION PONDS AND STRUCTURES, SEPTIC TANKS AND LINES, POOLS, FENCES, ETC.) WITH DISTANCES TO LOT LINES FOR ALL ABOVE GROUND STRUCTURES.

ALL EXISTING DISTANCES SHOWN ON DEMOLITION PLAN. ALL PROPOSED DISTANCES ARE SHOWN ON C-1

12. PROVIDE EXISTING TOPOGRAPHY INCLUDING APPROPRIATE TREES, ALL EXISTING PIPES WITH THEIR APTITUDE AND EASEMENTS. PROVIDE SOURCE.

EXISTING TOPOGRAPHY AND TREES ALL TREES SHOWN ON C-4. ALL KNOWN PIPES ARE SHOWN ON THIS PLAN C-1. ALL PROPOSED TREES ARE SHOWN ON PLAN C-4.

13. LOCATIONS OF ALL PROPOSED STRUCTURES (INCLUDING HOUSES, WALLS, SANITARY, AND STORM DRAINAGE LINES AND STRUCTURES, SEPTIC TANKS AND LINES, POOLS, FENCES, ETC.). SIZE AND TYPE OF CONSTRUCTION SHOULD BE CALLED OUT ON THE PLAN WITH DISTANCES TO LOT LINES FOR ALL ABOVE GROUND STRUCTURES.

ALL PROPOSED DRAWING STRUCTURES ARE SHOWN ON SHEET C-1

14. HEIGHT OF PROPOSED BUILDINGS AND SQUARE FOOTAGE OF EXISTING AND PROPOSED DWELLING (THE DWELLING MUST MEET THE MINIMUM REQUIREMENTS FOR THE PARCEL'S ZONING DISTRICT).

BUILDING HEIGHT NO HIGHER THAN 40'. EXISTING HOUSE = 4610 SF.

15. LOCATION OF ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, ETC.

THERE ARE APPLICABLE EXISTING OR PROPOSED EASEMENTS AND BUFFERS.

16. LOCATION OF DRIVEWAY (EXISTING AND PROPOSED) AND THE PROPOSED CONSTRUCTION ENTRANCE. DIMENSION FROM ANY IMPROVEMENTS OR THE PROPERTY CORNER, PROPOSED DRIVEWAY APRON(S) MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN FIRE HYDRANT, AND THE LOT LINE. DRIVEWAY APRON(S) MUST ALSO BE A MINIMUM OF 25 FEET FROM THE RADIUS RETURN ON CORNER LOTS.

EXISTING DRIVEWAY IS SHOWN ON SITE PLAN, SHEET C-1.

17. FLOOD PLAIN NOTE AND FLOOD INSURANCE RATE MAP (F.I.R.M) PANEL NUMBER AND EFFECTIVE DATE.

IF PROPERTY IS LOCATED IN A FLOOD ZONE AS DETERMINED BY FEMA, A CERTIFICATE OF ELEVATION WILL BE REQUIRED.

PLAN MUST STATE EXISTING AND MINIMUM PROPOSED FINISHED FLOOR ELEVATIONS FOR THE MAIN FLOOR, BASEMENT, AND GARAGE. ELEVATIONS MUST BE AT LEAST 3 FEET ABOVE THE 100-YEAR ELEVATION. THE HOUSE MUST BE AT LEAST 10 FEET (HORIZONTALLY) AWAY FROM THE 100-YEAR LIMIT.

18. PROVIDE A COMPLETE GRADING PLAN SHOWING PROPOSED CONTOURS, PIPES, RETAINING WALLS, ETC.
SEE SHEET C-1 FOR ALL PROPOSED GRADING AND STRUCTURES.
19. IF THE SITE INCLUDES A STORMWATER DETENTION POND OR A NORMALLY WET POND OR LAKE, SUBMITTAL OF A CERTIFICATE OF ELEVATION WILL BE REQUIRED.
N/A
20. RETAINING WALLS OVER FOUR FEET IN HEIGHT REQUIRE A SEPARATE RETAINING WALL PERMIT IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 103-27(D) AND SECTION 103-107.
SEE SHEET C-1
21. DRIVEWAY DISTANCE TO BE IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAIL 304. **EXISTING DRIVEWAY TO REMAIN**
22. IF THIS PROPERTY IS IN THE CITY OF SANDY SPRINGS' SIDEWALK NETWORK, PROVIDE A FIVE FOOT SIDEWALK WITH A TWO FOOT GROSS STRIP BETWEEN SIDEWALK AND CURB. PROVIDE CURB AND GUTTER IF NONE EXISTS, OR IF THE EXISTING CURB HEIGHT IS LESS THAN FIVE INCHES.
N/A - EXISTING SIDEWALK TO REMAIN
23. DRIVEWAY ENTRANCES ARE ALLOWED ONLY ON SINGLE FAMILY RESIDENTIAL LOTS THAT FRONT ON LOCAL STREETS. THE DRIVEWAYS WILL REQUIRE SIGHT DISTANCE CERTIFICATION IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 103--77(F).
N/A

POOL BUILDER IS RESPONSIBLE FOR SEPARATING AND PROTECTING THE OCCUPANTS OF THE HOUSE FROM THE HAZARDS OF THE POOL CONSTRUCTION AREA

SHEET LIST	
SHEET NO.	SHEET TITLE
C-V	COVER
S-1	SURVEY
C-1	SITE PLAN
C-2	ES&PC PLAN
C-3	STORMWATER MANAGEMENT PLAN
C-4	TREE PLAN
C-5	CONSTRUCTION DETAILS
C-6	INFILTRATION TEST

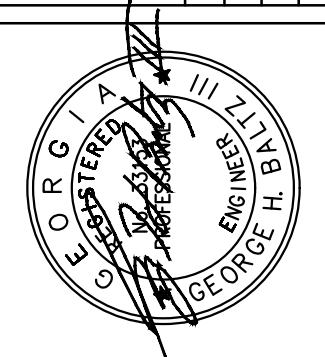
Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:

AZFAR HAQUE
713 FOREST PARKWAY, SUITE #D
FORREST PARKWAY, GA, 30297
404-642-1000
AZFAR.HAQUE@GMAIL.COM

Cover Sheet

DATE	08-30-24	REVISIONS
SCALE	AS SHOWN	CITY COMMENTS
DRAWN	JS	
CHECKED	GHR	



CONSTRUCTION PLANS FOR:
440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GA

SHEET NO.

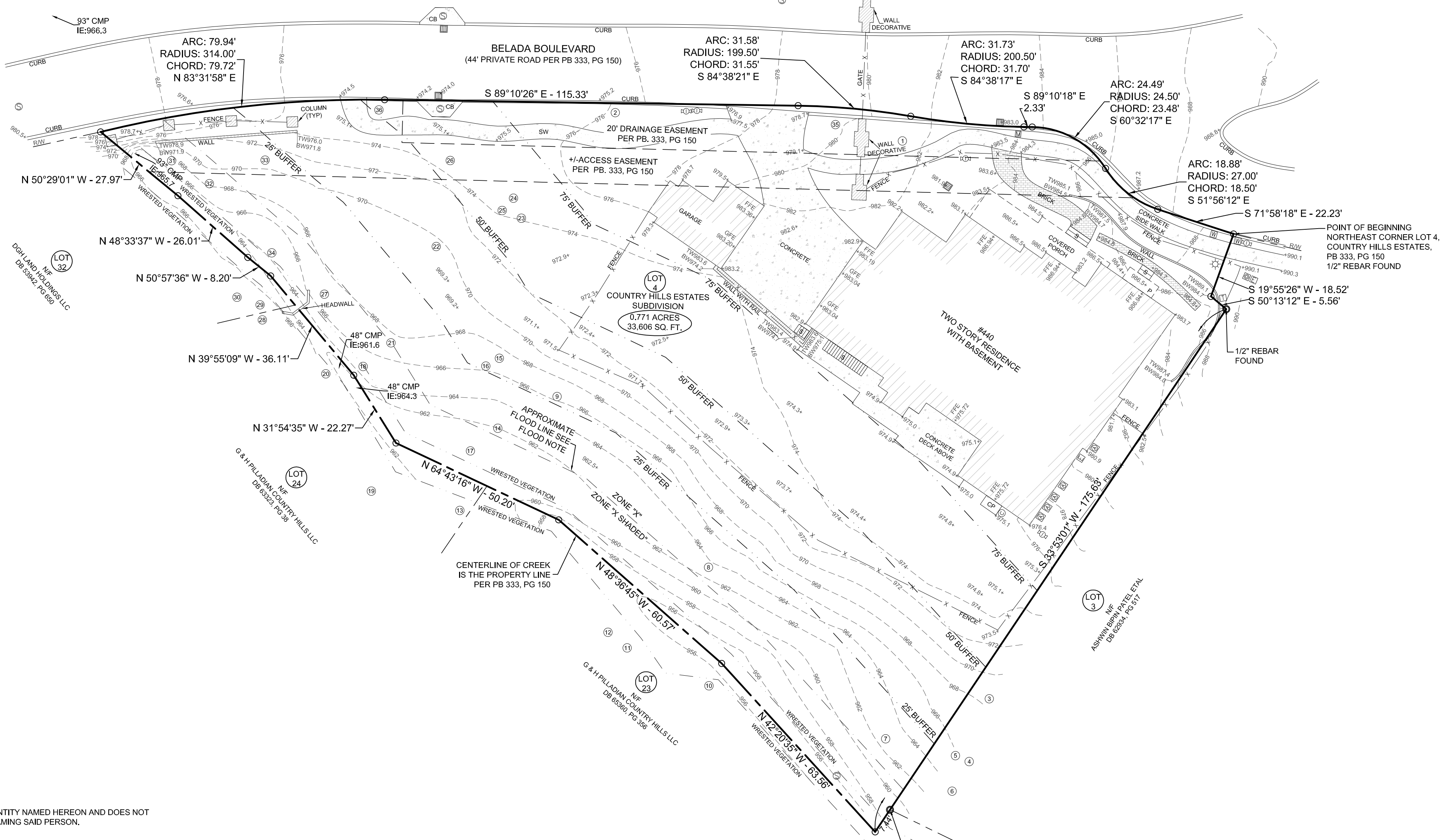
CV

SQ. FT. SQUARE FEET


$$898 / 33,606 = 26.75\%$$

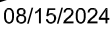
2	TREE ID, SEE TREE TABLE
HW	LARGE OVERSTORY DECIDUOUS TREE
PINE	PINE TREE
YG SCRNB	EVERGREEN SCREENING TREE
VR EVG	OVERSTORY EVERGREEN TREE
RN EVG	ORNAMENTAL EVERGREEN TREE
RN UND	ORNAMENTAL UNDERSTORY TREE

TREE TABLE	
TREE #	SIZE & TYPE
1	10" HARDWOOD
2	11" HARDWOOD
3	14/16" HARDWOOD
4	27" HARDWOOD
5	16" HARDWOOD
6	15" HARDWOOD
7	22" HARDWOOD
8	25" HARDWOOD
9	28" HARDWOOD
10	14" HARDWOOD
11	15" HARDWOOD
12	6" HARDWOOD
13	27" PINE
14	9/10/14" HARDWOOD



1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
2. © COPYRIGHT 2022 - ON POINT SURVEYING & MAPPING, INC. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
3. TOTAL AREA = 0.771 ACRES / 33,606 SQUARE FEET.
4. BOUNDARY REFERENCES: DEED BOOK 53288, PAGE 294 AND PLAT BOOK 333, PAGE 150.
5. LAST DATE OF FIELD WORK PERFORMED ON: 07/07/2022.
6. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 176,895 FEET.
7. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 38,959 FEET, AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
8. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION.
9. THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD83 DATUM. USING GEOID 2012A, HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
12. TREE TYPE LABELS SHOWN HEREON ARE A GENERAL DESCRIPTION AND NEED TO BE VERIFIED PRIOR TO PLANNING OR CONSTRUCTION, ON POINT SURVEYING ASSUMES NO LIABILITY AS TO THE ACCURACY OF THESE LABELS.
13. BUFFERS SHOWN HEREON AS MEASURED FROM THE CREEKS WRESTED VEGETATION, THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" & "X" SHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0163F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



08/15/2024					
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NO.	REVISION	DATE
NO.	ADD IMPERVIOUS TABLE - NO FIELD WORK	08/15/2024

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: AZFAR HAQUE

ADDRESS: 440 BELADA BOULEVARD, SANDY SPRINGS, GA 30342
LOT 4, COUNTRY HILLS ESTATES SUBDIVISION,
LAND LOT 68, 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

3372 PEACHTREE ROAD,
E. #115, ATLANTA, GA 30326
TELEPHONE: 678-541-5650
www.onpoint-surveying.com



HEET SIZE: 24X36

1. THE SITE CONTAINS: 0.77 ACRES / 33,606 SF
TOTAL DISTURBED ACREAGE: 0.06 ACRES / 2,228 SF

ZONING: RD-27 (RESIDENTIAL DETACHED)
MINIMUM LOT AREA = 27,000 ACRE
MINIMUM LOT WIDTH = 120 FT.
MINIMUM CANOPY COVERAGE = 35%
MINIMUM FRONT SETBACK = 60 FT.
MINIMUM SIDE STREET SETBACK = 30 FT.
MINIMUM SIDE COMMON LOT LINE = 15 FT.
MINIMUM REAR COMMON LOT LINE = 40 FT
MAXIMUM BUILDING HEIGHT = 3 STORIES / 40 FT MAX
MINIMUM PARKING REQUIREMENTS: 2 PER PRINCIPAL DWELLING UNIT
MINIMUM LOT COVERAGE = 30%

2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ON POINT SURVEYING AND MAPPING, INC. DATED 07-19-2022.

3. THIS SITE IS LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0163 F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

4. THE HOUSE FOOTPRINT IS EXISTING AND REPRESENTS THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.

5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.

7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN. ANY FUTURE RETAINING WALL DESIGN TO BE SUBMITTED BY STRUCTURAL ENGINEER.

8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

9. IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-86; CHAPTER 15 HEALTH AND PUBLIC SAFETY, EFFECTIVE NOVEMBER 8, 2006.

10. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT 10. BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.

11. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

12. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. THE HOUSE ONSITE IS EXISTING AND WAS CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, WOOD.

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

14. 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.

15. 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.

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

1. THIS SITE IS APPROXIMATELY 3.51 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS OUTSIDE THE 2000 FT CORRIDOR.
2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3. THERE ARE EXISTING STRUCTURES ON SITE.
4. BUILDING HEIGHT SHALL NOT EXCEED 40 FT
5. NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDENIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA FOR WALL HEIGHTS 6 FT AND OVER. PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

TOTAL SITE AREA = 0.77 ACRES/33,606 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.02 ACRES/1,082 SF

7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

1. ALL SWIMMING POOLS MUST BE COMPLETELY SURROUNDED BY AND ENCLOSURE THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE AS WELL AS THE REQUIREMENTS IN SEC. 8.2.10.

2. THE ENCLOSURE MUST BE IN PLACE PRIOR TO POOL COMPLETION.

3. POOL FENCE MUST INCLUDE AT LEAST ONE GATED EXIT WITH A MIN. 36 INCHES.

4. CLEAR OPENING AND GATES SHALL OPEN OUTWARDS AWAY FROM THE POOL OR SPA, SHALL BE SELF-CLOSING AND SHALL HAVE A SELF- LATCHING DEVICE.

5. WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE ON THE GATE IS LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM FOR THE GATE SHOULD BE AT LEAST 3 INCHES BELOW THE TOP OF THE GATE ON THE SIDE FACING THE POOL.

6. THE GATE AND BARRIER SHOULD HAVE NO OPENING BARRIER GREATER THAN $\frac{1}{2}$ INCH WITHIN 18 INCHES OF THE LATCH RELEASE MECHANISM.

7. GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.

8. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A STILL HEIGHT LOWER THAN 48" ON THE BUILDING (S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH N ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED. THE ALARMS MUST COMPLY WITH UL2017.

9. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE AS HIGH AS HIGHEST POINT OF EQUIPMENT BEING SCREENED AT TIME OF PLANTING.

10. 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.

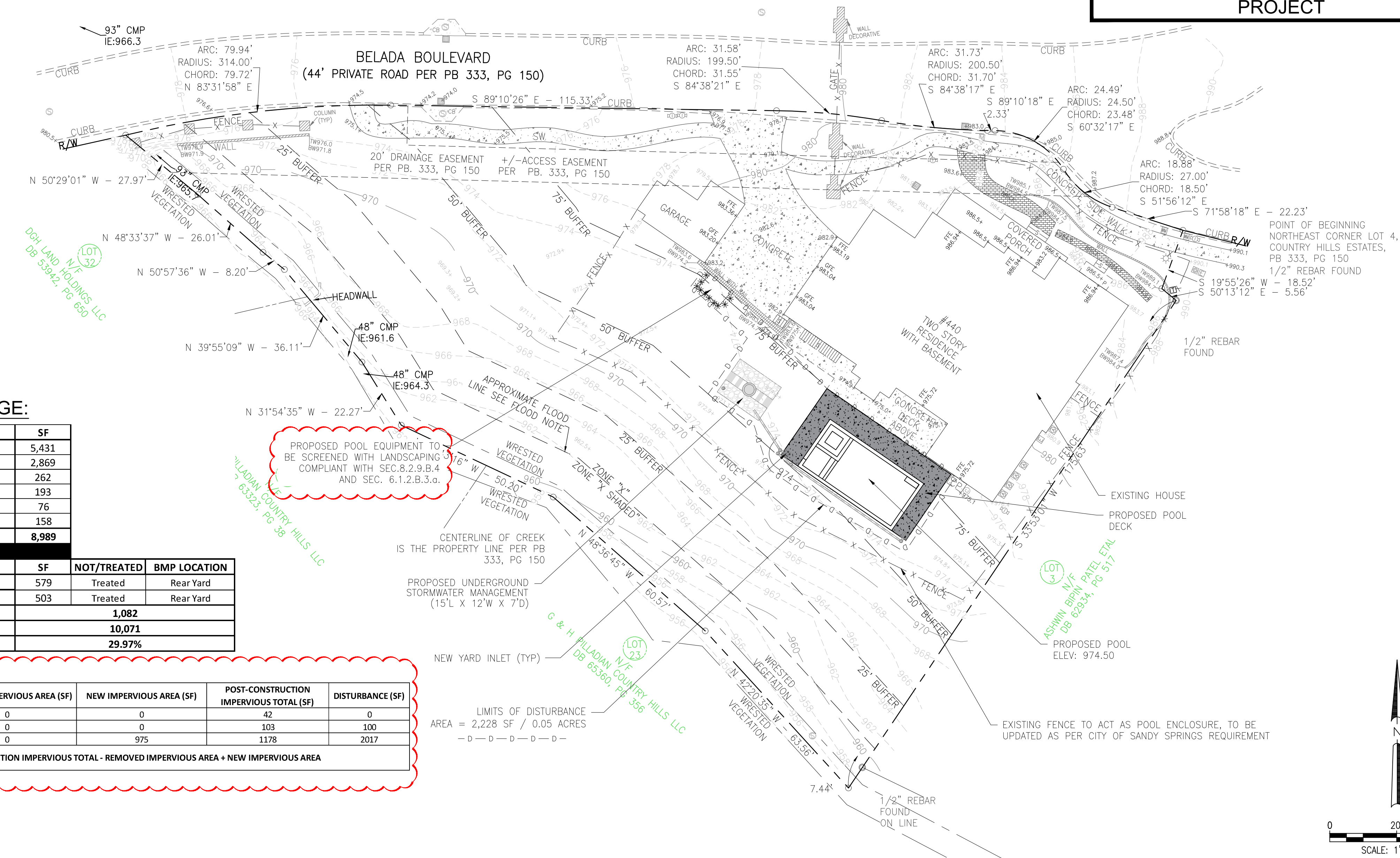
EXISTING IMPERVIOUS AREA TO REMAIN	SF
Existing House, garage and porchs	5,431
Existing Concrete	2,869
Existing Brick	262
Existing Walls and Columns	193
Existing Steps and Landings	76
Existing Curb and Storm	158
TOTAL - EXISTING IMPERVIOUS TO REMAIN	8,989

PROPOSED IMPERVIOUS AREA	SF	NOT/TREATED	BMP LOCATION
Proposed Pool	579	Treated	Rear Yard
Proposed Pool Deck	503	Treated	Rear Yard
TOTAL - PROPOSED IMPERVIOUS AREA		1,082	
TOTAL PROPOSED LOT COVERAGE		10,071	
LOT COVERAGE %		29.97%	

	PRE-CONSTRUCTION IMPERVIOUS TOTAL (SF)	REMOVED IMPERVIOUS AREA (SF)	NEW IMPERVIOUS AREA (SF)	POST-CONSTRUCTION IMPERVIOUS TOTAL (SF)	DISTURBANCE (SF)
25' STATE BUFFER	42	0	0	42	0
50' CITY BUFFER	103	0	0	103	100
75' CITY IMPERVIOUS BUFFER	203	0	975	1178	2017
**POST CONSTRUCTION IMPERVIOUS TOTAL = PRE-CONSTRUCTION IMPERVIOUS TOTAL - REMOVED IMPERVIOUS AREA + NEW IMPERVIOUS AREA					

PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR. AN AS-BUILT DRAWING, 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.	PER THE 2018 ISPSC, SECTION 305.2.7 THE MAXIMUM OPENING FORMED BY A CHAIN LINK FENCE SHALL NOT EXCEED 1-3/4 INCHES. IF THE EXISTING CHAIN LINK FENCE HAS LARGER OPENINGS, IT WILL NOT BE CODE COMPLIANT.
FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 10 FEET OF ANY SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.	THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PARTICIPATION OF THE SITE PLAN
SANDY SPRINGS NOW REQUIRES A BUILDING PRE-CONSTRUCTION MEETING-WITH A BUILDING INSPECTOR PRIOR TO BEGINNING POOL CONSTRUCTION, WHICH SHOULD BE REQUESTED THROUGH THE ONLINE PORTAL. THIS IS AN ADDITION TO THE SITE PRE-CONSTRUCTION MEETING.	POOL ALARMS ON WINDOWS MUST COMPLY WITH UL2017
CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT THOROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.	THE POOL IS NOT CONNECTED TO THE MAIN WATER LINE, AND THE POOL IS TO BE FILLED BY HOSE, A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIBB.
THE EXISTING UTILITIES (WATER / SEWER SERVICE / GAS) ARE TO BE USED FOR THE NEW CONSTRUCTION, CONTRACTOR TO PROTECT EXISTING TAPS AND RECONNECT UTILITIES TO NEW STRUCTURE DURING CONSTRUCTION.	POOL ENCLOSURE WILL BE IN PLACE PRIOR TO THE POOL COMPLETION.
THE FENCE AND WALL FOOTING MUST BE ENTIRELY CONTAINED WITHIN THE PROPERTY AND CANNOT ENCROACH ONTO A PROPERTY LINE PER THE CITY DEVELOPMENT CODE SECTION 8.2.10.B	SANDY SPRINGS IS CURRENTLY ENFORCING THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND THE SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.	POOL ENCLOSURE WILL MEET THE REQUIREMENTS FOR THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS 2020.
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 PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT SEDIMENT SOURCE.	POOL ENCLOSURE WILL BE IN PLACE PRIOR TO THE POOL COMPLETION.
ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND IS ESTABLISHED.	ISPSC 305.3.3 REQUIRES THAT THE GATES LATCH-RELEASE MECHANISM ON THE NON-POOL SIDE OF THE GATE BE NOT LESS THAN 54 INCHES ABOVE GRADE OR IF LESS THAN 54 INCHES, THEN THE RELEASE MECHANISM MUST BE IN THE POOL SIDE OF THE GATE AND MUST BE NOT LESS THAN 3 INCHES BELOW THE TOP OF THE GATE. THE INSIDE RELEASE MECHANISM MUST BE PROTECTED AGAINST TAMPERING FROM THE OUTSIDE OF THE GATE BY PROVIDING A SOLID PANEL OR MESH WITH OPENINGS OF NOT GREATER THAN 1/8 INCH. THE PANEL OR SMALL OPENING MESH MUST EXTEND NOT LESS THAN 18 INCHES IN ALL DIRECTIONS OF THE INSIDE LATCH RELEASE MECHANISM.
	WALLS MORE THAN 4' TO BE DESIGNED BY STRUCTURAL ENGINEER
	NO WALLS MORE THAN 6' PROPOSED. FINISHING MATERIAL TO BE STONE / STUCCO.

NO TREES REMOVED FOR THIS PROJECT



Prepared For:

AZFAR HAQUE
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404-642-1000
AZFAR.HAQUE@GMAIL.COM

SITE PLAN			
DATE	08-30-24		REVISIONS
SCALE	AS SHOWN	10-15-24	CITY COMMENTS
DRAWN	JS		
CHECKED	GHB		



SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI #	24-405
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SHEET NO.
C-1

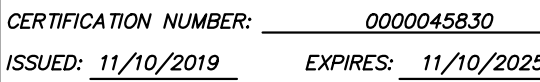
1. EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION
2. INITIAL BMP'S MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. SEDIMENT BMP'S MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
3. MAXIMUM GRADED SLOPES ALLOWED 3H:1V
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
9. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE.
10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES SHOWN TO BE PRESERVED.
11. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY (ONSITE AND OUTSIDE OF THE STREAM BUFFERS). CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES, (ONSITE AND OUTSIDE OF THE STREAM BUFFERS).
12. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, STANDARDS, OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
13. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
15. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
16. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS. THE CONTRACTOR, OWNER, ENGINEER AND THE OWNER/DEVELOPER OF A CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONNECTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
17. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SOIL COMPACTION ON SITE. THE SOIL COMPACTION IS TO BE AT THE CONTRACTORS SPECIFICATIONS FOR THE LOT. THE CIVIL ENGINEER IS NOT RESPONSIBLE FOR ANY COMPACTION REQUIREMENTS OR RESULTS ON THE SITE.

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS THE 24 HOUR EMERGENCY CONTACT, WHOSE NAME IS FOUND AT THE TOP OF THIS SHEET.
11. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
12. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
13. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
14. SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE THIRD THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
15. BUILDER TO VERIFY ALL ELEVATIONS BEFORE ANY CONSTRUCTION.
16. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
17. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
18. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWC CERTIFIED DESIGNER.

SILT FENCE PROVIDED = 147 LINEAR FEET (SINGLE ROW)
SEDIMENT STORAGE REQUIRED = 3.43 CU YD
SEDIMENT STORAGE PROVIDED = 8.82 CU YD

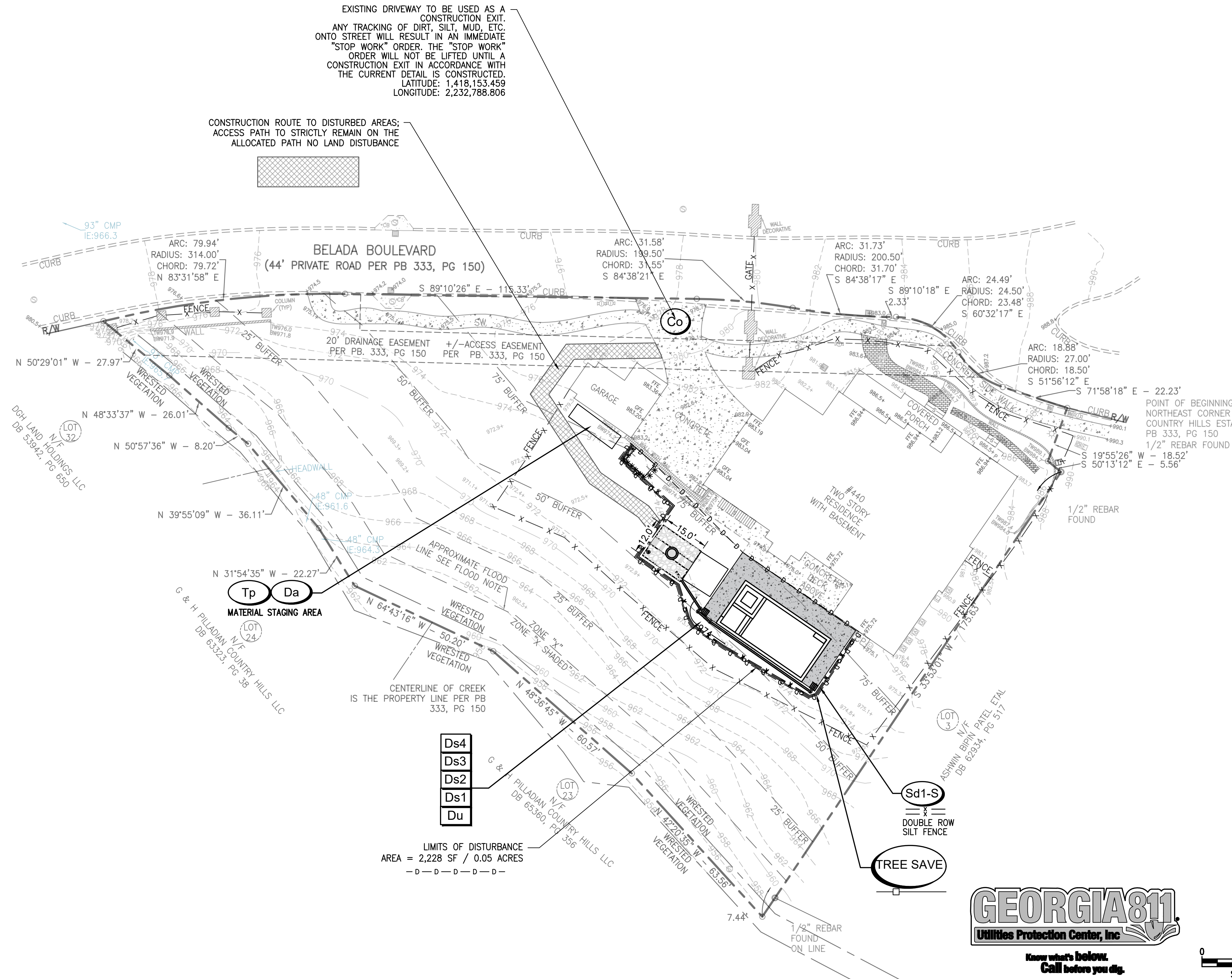
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ANY TRACKING OF DIRT, SILT OR MUD, ETC. ONTO STREET
WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.
DIRECTION OF EXISTING AND PROPOSED STORM WATER OF
DRAINAGE FLOW BY USE OF ARROWS.



SIGNED
NUMBER: 0000045830
EXPIRATION 11-10-25

ON-SITE OPERATOR, OWNER, OR APPLICANT MUST COMPLY WITH CHAPTER 109, ARTICLE VI TITLED SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-25(D) STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPs IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.



24 HOUR EMERGENCY CONTACT:
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ES&PC PLAN

	DATE	08-30-24		REVISIONS
	SCALE	AS SHOWN	10-15-24	CITY COMMENTS
	DRAWN	JS		
	CHECKED	CHB		

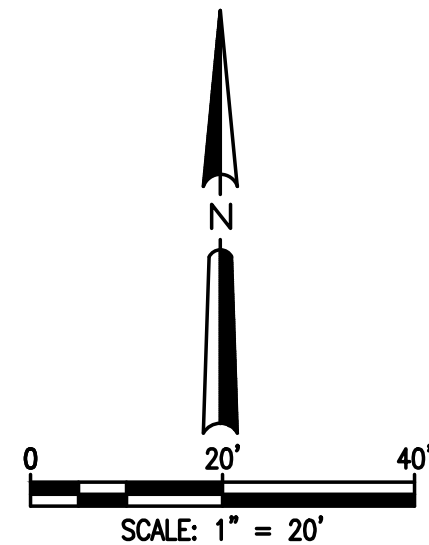


CONSTRUCTION PLANS FOR:

440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI #	24-405
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SHEET NO.
C-2



WATER QUALITY CALCULATIONS:

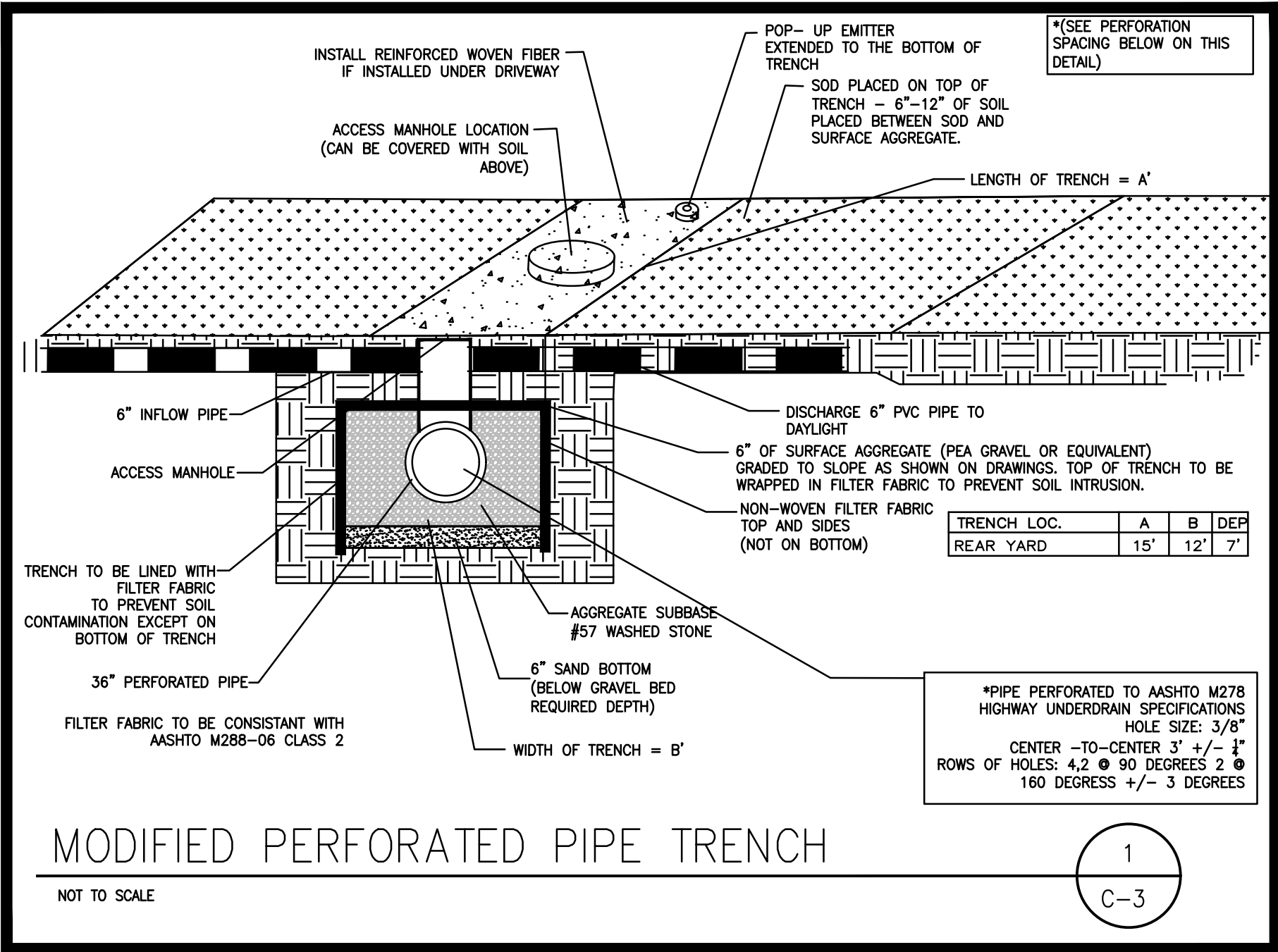
RUNOFF REDUCTION/ WATER QUALITY CALCULATIONS			
AREA	SF	NOT/TREATED	BMP LOCATION
Proposed Pool	579	TREATED	REAR YARD
Proposed Pool Deck	503	TREATED	REAR YARD
TOTAL TREATED IMPERVIOUS AREA	1,082		

Water Quality /Runoff Reduction Calculations			
Per GSWMM Section 2.2.4.1			
Water Quality Volume (WQv)			
Runoff Reduction (RRv)			
	Site Area (A) =	33,606	SF
	Treated Impervious Area =	1,082	SF
	% impervious (I) =	4.00	%
	Disturbance (D)	2228	SF
RRv = (P.Rv.A)/12	RRv =	241	CF
Rv = 0.05 + I*(0.009)	Rv =	0.086	
WQv = 1.2*Rv.A/12 + 1.2*D/12	WQv =	512	CF

Stone Storage Infiltration Trench W/ Pipe Calculation		
Runoff Reduction Calculations		1.2" required for required area impervious
Required Treated Impervious Area =	1082.0	SF
Required RR Volume =	511.8	CF
Pipe Volume		
Diameter of Pipe	3.0	FT
Length of Pipe	15.0	FT
Volume of Pipe	106.0	CF
Required Volume Of Gravel (Required WQ Volume - Volume of	405.8	CF
All Volume to be provided in Stone Storage Infiltration Trench w/40% void Ratio		
(Required WQ Volume - Volume of Pipe) / 0.40 =	1014.5	CF
Length of Trench	15.0	FT
Width of Trench	12.0	FT
Depth of RRv (Below Invert of Outflow Pipe)	7.0	FT
Volume of Gravel	1154.0	CF
Provided Stone Storage + Pipe Volume =	567.6	CF
Required Volume =	511.8	CF
Percent of Volume Provided over required	111%	

STORMWATER REQUIREMENTS:

- ARC APPROVAL, IF REQUIRED. N/A
- LOCATION OF ANY CITY OF SANDY SPRINGS TRIBUTARY BUFFERS, OR STATE WATER BUFFERS, IF APPLICABLE. C-1
- IF LAND DISTURBANCE IS 1,000 SQUARE FEET OR GREATER, PROVIDE STORMWATER MANAGEMENT FACILITIES THAT WILL PROVIDE STORMWATER STORAGE FOR 1.2 INCHES OF RUNOFF FROM ALL IMPERVIOUS SURFACES WITHIN THE SITE. CONFIGURE FACILITY SO THAT THE DESIGNED DISCHARGE DURATION OF THE WQV EXCEEDS 24 HOURS. VOIDS WITHIN STONE INFILTRATION TRENCHES OR SIMILAR SHALL BE CONSIDERED TO BE 40% OF STONE VOLUME. SHOW ON SITE PLAN THE LAYOUT AND DETAILS OF THE STORMWATER MANAGEMENT FACILITIES. PROVIDE SUPPORTING CALCULATIONS. PROPOSED IMPERVIOUS AREA IS GREATER THAN 1000 SF, SO AN INFILTRATION TRENCH IS PROPOSED TO PROVIDE STORMWATER MANAGEMENT FOR THE FIRST 1.2 INCHES OF RUNOFF
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT. SEE SHEET C-3
- PROVIDE CALCULATIONS FOR WATER QUALITY. CALCULATIONS PROVIDED ON SHEET C-3
- PROVIDE TEST DATA TO INSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE. INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
- INFILTRATION TYPE BMPs SHOULD BE A MINIMUM OF 10 FEET AWAY FROM PROPERTY LINES AND/OR FOUNDATIONS AND A MINIMUM OF 20 FEET AWAY FROM SEPTIC SYSTEMS, SUBJECT TO FULTON COUNTY HEALTH DEPARTMENT APPROVAL. PROPOSED STORMWATER INFILTRATION TRENCH WILL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES AND FOUNDATIONS AND AT LEAST 20 FEET FROM SEPTIC SYSTEMS
- THE MODIFIED TAFT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES. A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD". INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
- PROVIDE A GPS (GEORGIA STATE PLANE ZONE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN. SEE SHEET C-3 FOR GPS LOCATION



WATER QUALITY DESCRIPTION:

RUNOFF REDUCTION/WATER QUALITY IS PROVIDED FOR THE NEW IMPERVIOUS AREA OF 1,082 SF. SEE LOT COVERAGE CHART ON THIS PAGE.

THE PROPOSED STONE STORAGE INFILTRATION TRENCH WILL PROVIDED WQ FOR 1,082 SF OF IMPERVIOUS AREA. THE TRENCH IS TO BE FILLED WITH #57 STONE (40% VOID RATIO), THE TRENCH WILL HAVE A SINGLE 36" PERFORATED PIPE. THE TRENCH IS REQUIRED TO PROVIDE 562.9 CF OF STORAGE AND IT WILL PROVIDE 567.6 CF OF STORAGE. THE TRENCH IS TO BE 15 FT LONG, 12 FT WIDE, AND 7 FT DEEP. THE TRENCH IS POSITIONED AT LEAST 10 FEET AWAY FROM THE STRUCTURES AND PROPERTY LINE.

THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP SHOWN EXCEEDS THE RUNOFF REDUCTION REQUIREMENTS.

STORMWATER NOTES:

ALL STORMWATER RUNOFF REDUCTION, WATER QUALITY AND GREEN INFRASTRUCTURE BMPs WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO FINAL SITE INSPECTION APPROVAL. AS-BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION, BMP DIMENSIONS (LENGTH, WIDTH AND DEPTH) AND AS-BUILT COORDINATES (GEORGIA STATE PLANE - WEST ZONE).

AN AS-BUILT DRAWING, 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.

STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPs IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.

WATER QUALITY NOTES:

VEGETATION

THE TRENCH IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION. AS AN ALTERNATIVE, THE AREA ABOVE THE SURFACE OF A MFD MAY BE COVERED WITH PEA GRAVEL (OR LARGER DEPENDING ON THE INFLOW RATES) TO ALLOW FOR INCIDENTAL LATERAL INFLOW ALONG THE EDGE OF GROUND LEVEL IMPERVIOUS SURFACES. THE DOWNSTREAM END OF THE PIPE MUST BE STABILIZED AND CAN BE LANDSCAPED FOR AESTHETICS.

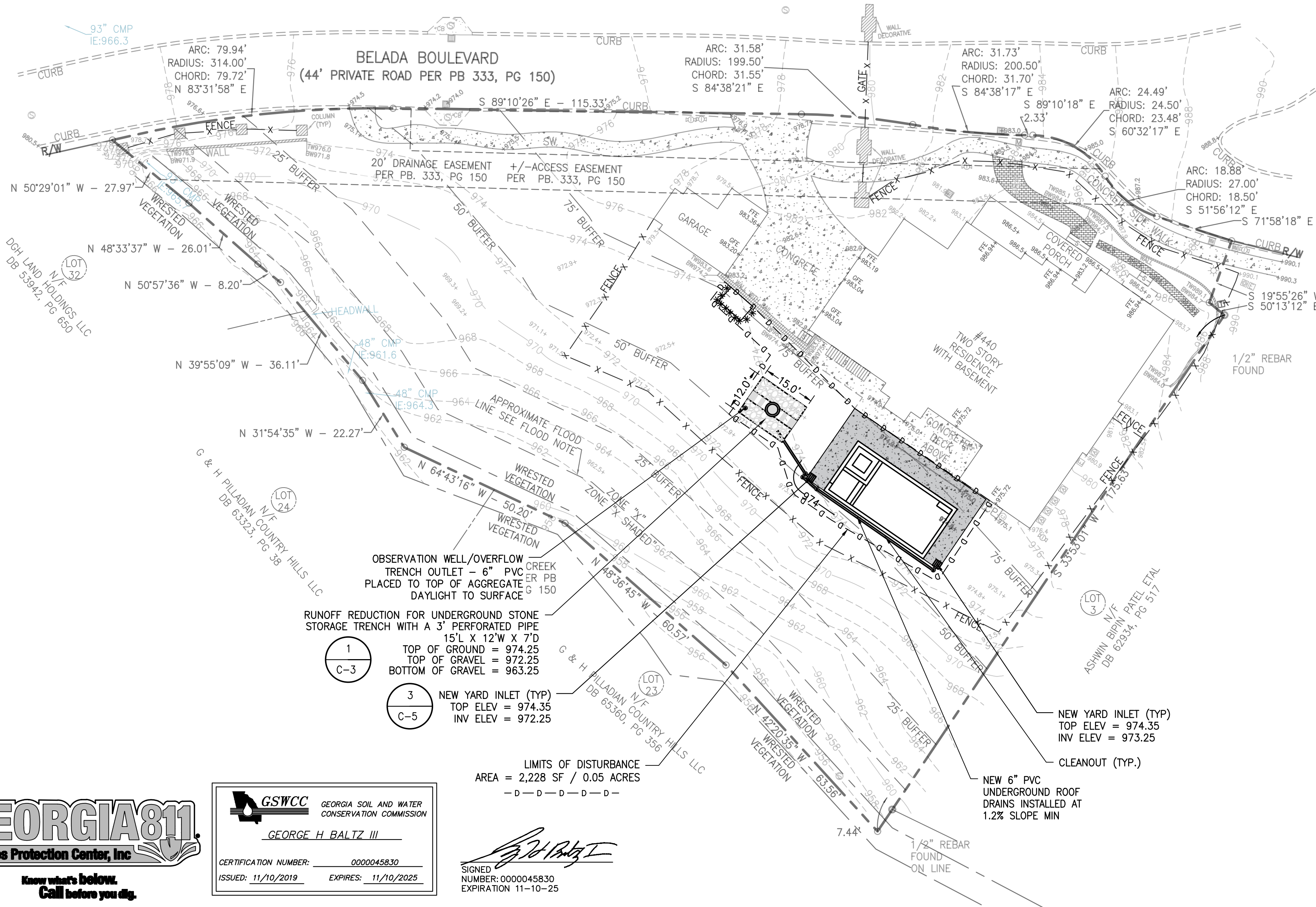
MAINTENANCE

- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT TRENCH FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

CONSTRUCTION STEPS

- REVIEW POTENTIAL TRENCH AREAS AND LAYOUT. TRENCHES SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1.) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2.) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3.) OVER OTHER UTILITY LINES; OR (4.) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
- IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR
- MEASURE ELEVATIONS AND LAY OUT THE TRENCH TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
- PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
- PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
- PLACE TOPSOIL AND SOD OR PEA GRAVEL.
- CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
- CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

THIS SITE IS LOCATED IN THE NANCY CREEK BASIN. ADDITIONAL WATER QUALITY / RUNOFF REDUCTION WILL BE PROVIDED.



TREE CALCULATION:

- SITE DATA:
- SITE AREA = 33,606 SQ.FT
 - REQUIRED CANOPY AREA (35%) = 11,762 SQ.FT

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770)730-5660 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

1. CANOPY COVERAGE – EXISTING TO REMAIN

NOTE – LANDMARK TREES GIVEN A CANOPY COVERAGE OF 1,250 SF. NON-LANDMARK PROTECTED TREES GIVEN A CANOPY COVERAGE OF 1,000 SF.

6 LANDMARK TREES AT 1,250 SF	=	7,500 SF
4 NON-LANDMARK TREE AT 1,000 SF	=	4,000 SF
TOTAL CANOPY REMAINING	=	11,500 SF

2. REPLACEMENT/RECOMPENSE – LANDMARK TREES

0 QTY LANDMARK TREES TO BE REMOVED.

REQUIRED RECOMPENSE/REPLACEMENT PER CITY OF SANDY SPRINGS, REQUIRED REPLACEMENT IS 150% CANOPY PER EACH LANDMARK TREE REMOVED

0 LANDMARK TREES TO BE REMOVED = 0 REPLACEMENT TREES REQUIRED

3. RESIDENTIAL FRONT YARD TREES PER SEC. 8.2.3.

PER SECTION 8.2.3, THERE IS TO BE ONE SHADE TREE PLANTED IN THE FRONT YARD PER EVERY 40FT OF FRONTAGE:

TOTAL FRONTAGE = 258.3 FT / 40 FT = 6.46 (OR 7 QTY) FRONT YARD TREES ARE REQUIRED.

7. EXISTING FRONT YARD TREES TO REMAIN

FRONT YARD TREE REQUIREMENT IS MET WITH EXISTING FRONT YARD TREES.

4. YARD DISTURBANCE MITIGATION CALCULATION

PER CODE SECTION 9.4.2.G:

- A. FOR EACH TREE OF 10 INCHES DBH OR GREATER REMOVED OR DAMAGED BY GRADING IN THE SIDE SETBACK, ONE TREE MUST BE PLANTED.
(TOTAL TREES LOST IN SIDE YARD = 0 REMOVED = 0 REPLACEMENT TREES REQUIRED)

5. TOTAL PROPOSED REPLACEMENT CANOPY (CODE SEC. 9.3.8.D.2)

(NOTE – MITIGATION TREES FOR LOST LANDMARK AND SIDE SETBACK TREES, DO NOT COUNT TOWARD REPLACEMENT CANOPY)

TOTAL PRE-CONSTRUCTION CANOPY	=	11,500 SF
TOTAL POST CONSTRUCTION CANOPY TO REMAIN (BEFORE PLANTING)	=	11,500 SF
REQUIRED CANOPY = 35% X 33,606 SF = 11,762 SF		
REQUIRED CANOPY – EXISTING CANOPY TO REMAIN = 262 SQFT REPLACEMENT CANOPY		

ONE REPLACEMENT TREE IS TO BE PLANTED TO MEET CANOPY REQUIREMENT
REPLACEMENT REQUIREMENT = 1,000 SF

PROPOSED CANOPY 11,500 + 1,000 = 12,500 > 11,762 SF

PROPOSED CONSTRUCTION DOES NOT CAUSE THE CANOPY TO FALL BELOW THE REQUIRED CANOPY, THEREFORE A FEE OF \$1,200 / \$1,000 SF OF DEFICIENT CANOPY IS NOT REQUIRED TO BE PAID.

TREE LIST:

ALL TREES SHOWN ON SURVEY ARE SHOWN IN CHART BELOW. HOWEVER, TREE CANOPY IS CALCULATED ONLY FROM EXISTING TREES TO REMAIN THAT ARE 18" OR GREATER, PER SANDY SPRINGS ORDINANCE

TREE#	DBH (IN INCHES)	TYPE	STATUS	ONSITE	SETBACK	BOUNDARY TREE (+/-10')	PROTECTED TREES	LANDMARK TREE	MITIGATION (+/-10')	TREE CHZ	% IMPACT	PRE CONSTRUCTION CANOPY	POST CONSTRUCTION CANOPY
1	10	HARDWOOD	SAVED	X						480.8738251	0.00%	0	0
2	11	HARDWOOD	SAVED		X					593.9253611	0.00%	0	0
3	32	HARDWOOD	SAVED			X		X		5006.548246	0.00%	1250	1250
4	27	HARDWOOD	SAVED				X		X	3526.470382	0.00%	1250	1250
5	36	HARDWOOD	SAVED				X			1256.632965	0.00%	0	0
6	15	HARDWOOD	SAVED			X				1104.466167	0.00%	0	0
7	22	HARDWOOD	SAVED	X				X		2375.828444	0.00%	1000	1000
8	25	HARDWOOD	SAVED	X						3067.953576	0.00%	1000	1000
9	28	HARDWOOD	SAVED					X		3848.453005	0.00%	1250	1250
10	14	HARDWOOD	SAVED			X				950.1127292	0.00%	0	0
11	15	HARDWOOD	SAVED			X				1104.466167	0.00%	0	0
12	6	HARDWOOD	SAVED							176.7145868	0.00%	0	0
13	27	HARDWOOD	SAVED			X		X		878.4470382	0.00%	1250	1250
14	34	HARDWOOD	SAVED	X					X	5674.500773	0.00%	1250	1250
15	11	HARDWOOD	SAVED	X						809.5280201	0.00%	0	0
16	11	HARDWOOD	SAVED	X					X	593.9573611	0.00%	0	0
17	17	HARDWOOD	SAVED	X						1418.625433	0.00%	0	0
18	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
19	33	HARDWOOD	SAVED			X				5345.631625	0.00%	1250	1250
20	36	HARDWOOD	SAVED				X			1256.632965	0.00%	0	0
21	24	HARDWOOD	SAVED	X						2807.431388	0.00%	1000	1000
22	30	HARDWOOD	SAVED	X						480.8738251	0.00%	0	0
23	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
24	36	HARDWOOD	SAVED	X						1256.632965	0.00%	0	0
25	15	HARDWOOD	SAVED	X				X		1104.466167	0.00%	0	0
26	25	HARDWOOD	SAVED	X						3067.953576	0.00%	1000	1000
27	7	HARDWOOD	SAVED	X						240.5281875	0.00%	0	0
28	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
29	15	HARDWOOD	SAVED	X				X		1104.466167	0.00%	0	0
30	12	HARDWOOD	SAVED	X						706.8583471	0.00%	0	0
31	7	HARDWOOD	SAVED	X						240.5281875	0.00%	0	0
32	12	HARDWOOD	SAVED	X						706.8583471	0.00%	0	0
33	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
34	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
35	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
36	8	HARDWOOD	SAVED	X						314.1592054	0.00%	0	0

REPLACEMENT TREE LEGEND

2.5" CALIPER SHUMARD OAK – 1 QTY

CITY OF SANDY SPRINGS LANDSCAPE NOTES:

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770)730-5660 OR THROUGH PORTAL TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

TREE INVENTORY NOTES:

NOTE – THE TREE INVENTORY IS PER DEFINITIONS PROVIDED BY CITY OF SANDY SPRINGS TREE ORDINANCE, WHICH INCLUDES:

- ONSITE SPECIMEN TREES AND ANY OTHER ONSITE TREE 18 INCHES AND LARGER
- BOUNDARY TREES 10 INCHES OR LARGER, WHICH ARE TO BE IMPACTED DUE TO CONSTRUCTION
- SIDE/REAR SETBACK TREES 10 INCHES OR LARGER, WHICH ARE PROPOSED TO BE LOST OR DESTROYED DUE TO CONSTRUCTION

DEFINITIONS OF THE CATEGORIES ABOVE, PROVIDED BY CITY OF SANDY SPRINGS

"BOUNDARY TREE" – A TREE 10 INCHES (DBH) OR LARGER LOCATED ON A PROPERTY ADJACENT TO PERMITTING PROPERTY, WHOSE CRITICAL ROOT ZONE OR CANOPY EXTENDS INTO THAT PERMITTING PROPERTY.

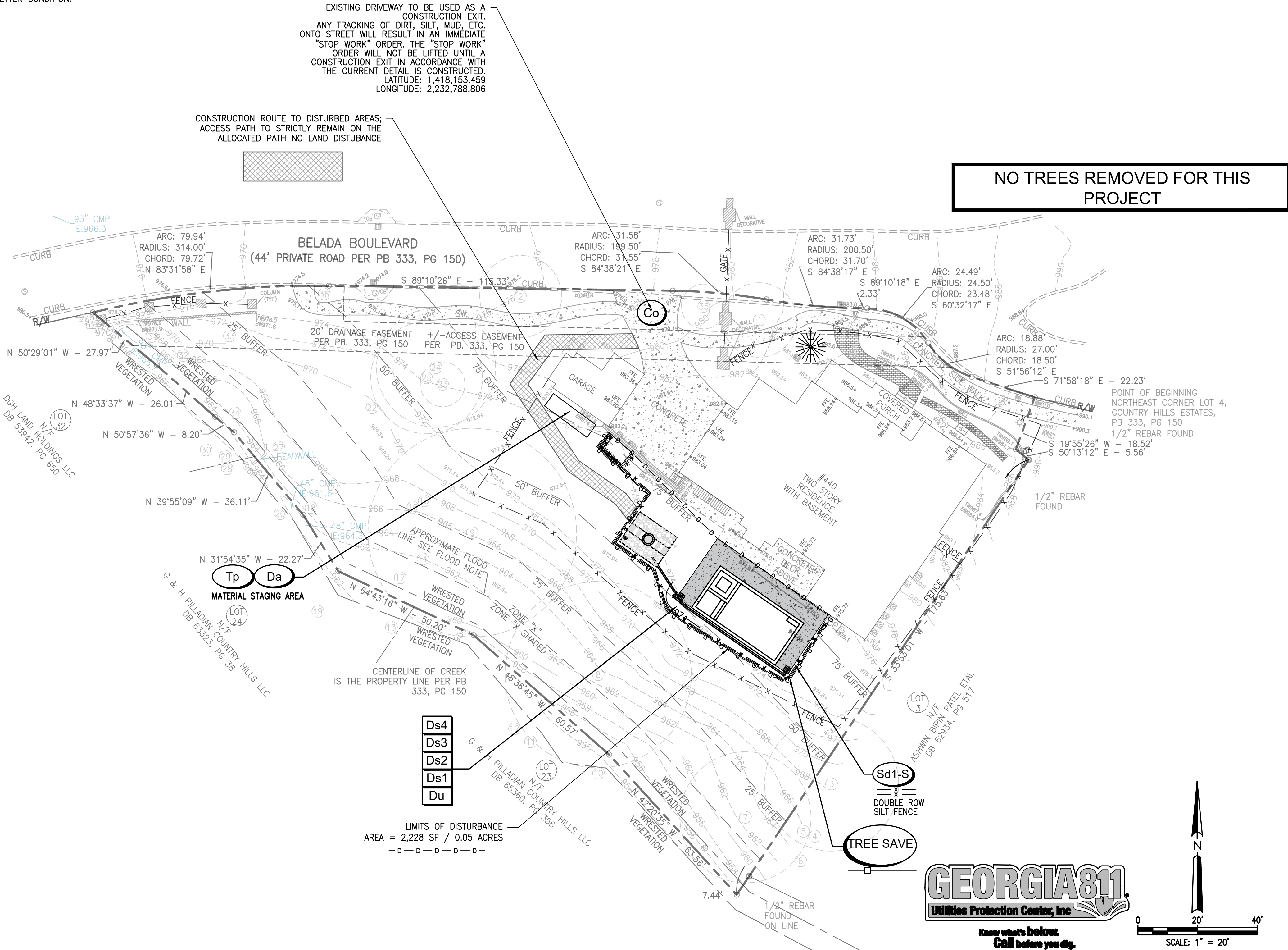
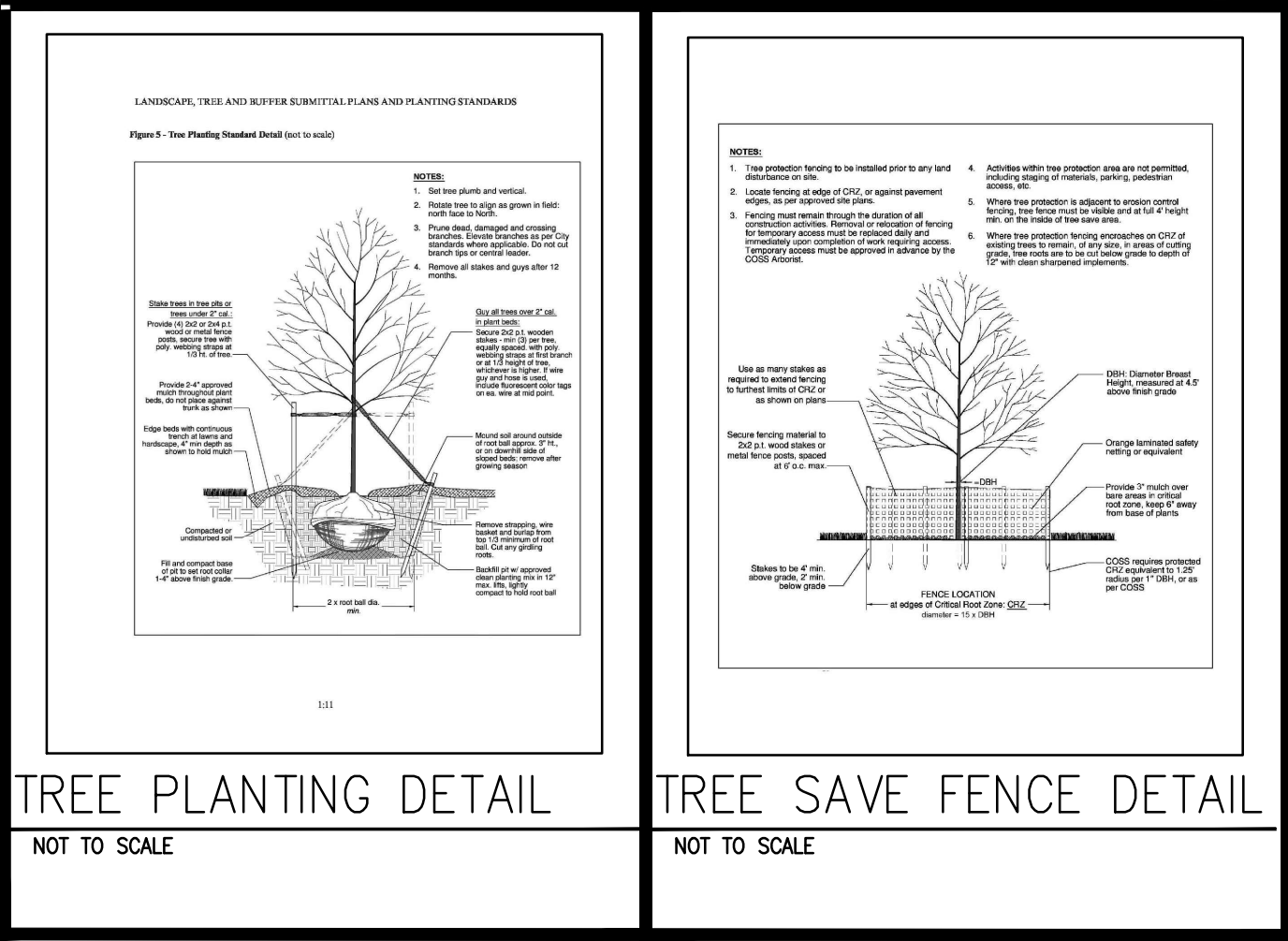
"SETBACK TREE" (PER SEC. 9.3.5) – A TREE 18 INCHES (DBH) OR LARGER LOCATED IN THE MINIMUM REQUIRED YARDS/SETBACKS OF ANY PROPERTY

"MITIGATION SETBACK TREE" (PER SEC. 9.4.2.G) – A TREE OF 10 INCHES DBH OR GREATER REMOVED OR DAMAGED BY GRADING IN THE SIDE SETBACK OF ANY PROPERTY

"LANDMARK TREE" –

- (1)–HARDWOOD TREE 27 INCHES (DBH) OR LARGER;
- (2)–PINE TREE 30 INCHES (DBH) OR LARGER, PROVIDED THAT SAID PINE TREE IS NOT LOCATED WITHIN 30 FEET OF ANY STRUCTURE; OR
- (3)–DOGWOOD OR REDBUD TREE TEN INCHES (DBH) OR LARGER BEING IN FAIR OR BETTER CONDITION.

"PROTECTED TREE" – A TREE 18 INCHES (DBH) OR LARGER, OTHER THAN A LANDMARK TREE OR BUFFER TREE, IN FAIR OR BETTER CONDITION.



24 HOUR EMERGENCY CONTACT:
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TREE PLAN

DATE	08-30-24	REVISIONS	
SCALE	AS SHOWN	CITY COMMENTS	
DRAWN	JS		
CHECKED	GHB		

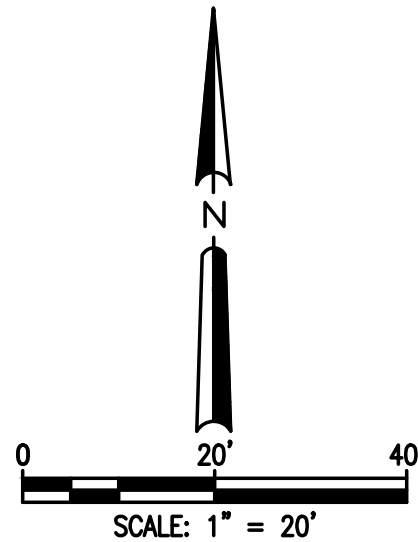
CONSTRUCTION PLANS FOR:

440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-405

SHEET NO.

C-4



APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
 WOOD CHIPS, BARK, SHAVELUST APPLIED TO DEPTH OF 2 - 4 INCHES

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPARISON CROPS									
SPECIES	BROADCAST RATES 1/2-1/4 IN. AGE 1000 SAL.TZ.	PLANTING DATES BY REGIONAL SEEDS 1/2-1/4 IN. AGE 1000 SAL.TZ.	PLANTING DATES BY REGIONAL SEEDS 1/2-1/4 IN. AGE 1000 SAL.TZ.	REMARKS	SPECIES	BROADCAST RATES 1/2-1/4 IN. AGE 1000 SAL.TZ.	PLANTING DATES BY REGIONAL SEEDS 1/2-1/4 IN. AGE 1000 SAL.TZ.	PLANTING DATES BY REGIONAL SEEDS 1/2-1/4 IN. AGE 1000 SAL.TZ.	REMARKS
IMPERY (WHEATGRASS) ALONE	3 bu. 3.3 bu. (144 bu.) (24 bu.)	M-P C	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	MULET, PEARL (WHEATGRASS) ALONE	50 bu. 1.1 bu.	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.
LEPESPEZIA ANNUAL (SPRINKLE) ALONE	40 bu. 0.9 bu.	M-P C	JFMAMJJAASO	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.	LEPESPEZIA ANNUAL (SPRINKLE) ALONE	4 bu. 2.9 bu. (128 bu.) (32 bu.)	JFMAMJJAASO	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.
LONGWASS, WHEATGRASS (SPRINKLE) ALONE	4 bu. 0.1 bu.	M-P C	JFMAMJJAASO	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.	LONGWASS, WHEATGRASS (SPRINKLE) ALONE	3 bu. 3.9 bu. (144 bu.) (24 bu.)	JFMAMJJAASO	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.
MULET BROWNS (SPRINKLE) ALONE	40 bu. 0.9 bu.	M-P C	JFMAMJJAASO	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.	MULET BROWNS (SPRINKLE) ALONE	40 bu. 0.9 bu.	JFMAMJJAASO	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.
WHEATGRASS (SPRINKLE) ALONE	40 bu. 0.9 bu.	M-P C	JFMAMJJAASO	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.	WHEATGRASS (SPRINKLE) ALONE	40 bu. 0.9 bu.	JFMAMJJAASO	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.	14,000 SEED PER POUND. MAY CULTIVATED FOR SEVERAL YEARS. USE INCLUSTURE FL.

TEMPORARY GRASSING

NOT TO SCALE

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS.
 CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED.
 TEMPORARY METHODS: D-1-MULCHING, D-2-TACKLING AND BINDERS, D-3-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
 PERMANENT METHODS: D-4-FORMATION VEGETATION, D-5-SODDING

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER									
SPECIES	BROADCAST RATES 1/2-1/4 IN. AGE 1000 SAL.TZ.	PLANTING DATES BY REGIONAL SEEDS 1/2-1/4 IN. AGE 1000 SAL.TZ.	PLANTING DATES BY REGIONAL SEEDS 1/2-1/4 IN. AGE 1000 SAL.TZ.	REMARKS	SPECIES	BROADCAST RATES 1/2-1/4 IN. AGE 1000 SAL.TZ.	PLANTING DATES BY REGIONAL SEEDS 1/2-1/4 IN. AGE 1000 SAL.TZ.	PLANTING DATES BY REGIONAL SEEDS 1/2-1/4 IN. AGE 1000 SAL.TZ.	REMARKS
BANWAPENACOLA (WHEATGRASS) ALONE	60 bu. 1.4 bu.	P	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	BANWAPENACOLA (WHEATGRASS) ALONE	60 bu. 1.4 bu.	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.
M/ OTHER PERMANENT	30 bu. 0.7 bu.	P	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	M/ OTHER PERMANENT	30 bu. 0.7 bu.	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.
WHEATGRASS (SPRINKLE) ALONE	40 bu. 0.9 bu.	P	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	WHEATGRASS (SPRINKLE) ALONE	40 bu. 0.9 bu.	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.
WHEATGRASS (SPRINKLE) ALONE	40 bu. 0.9 bu.	P	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	WHEATGRASS (SPRINKLE) ALONE	40 bu. 0.9 bu.	JFMAMJJAASO	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.	14,000 SEED PER POUND. UNDERSEEDING USE ON PRODUCTIVE SOILS.

PERMANENT GRASSING

NOT TO SCALE

LAY SOD IN A STAGGERED PATTERN, BUT THE STRIPS SHOULD BE AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAY. A SHARPENED MASONRY TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE EDGES AND TRIMMING PIECES.

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

1. ROLL SOD IMMEDIATELY TO AVOID FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOIL BEHIND SOD IS LAD.
3. HOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD

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

BRIDGES - GRASS CLIPPINGS AND DOD LEAVES, UP TO 1" THICK. SOIL ZONE - SOIL AND ROOTS SHOULD BE 3/4" THICK. WITH DODGE ROOT MAT FOR STRENGTH.

SOD PLANTING REQUIREMENTS

GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BANWAPENACOLA	COMMON	M-L-P	WARM WEATHER
BANWAPENACOLA	TELEMAN	P/C	WARM WEATHER
CENTRIFUGAL	COMMON	P/C	WARM WEATHER
ST. AUGUSTINE	COMMON	P/C	WARM WEATHER
ZOYSA	EMERALD	P/C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L-P	COOL WEATHER

FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (lb/1000)	RATE (lb/1000)	NITROGEN TOP DRESSING RATE (lb/1000)
COOL SEASON	FIRST	6-12-12	1500	50-100
COOL SEASON	SECOND	6-12-12	1000	50-100
COOL SEASON	THIRD	6-12-12	1000	50-100
COOL SEASON	FOURTH	6-12-12	1000	50-100
COOL SEASON	FIFTH	6-12-12	1000	50-100
COOL SEASON	SIXTH	6-12-12	1000	50-100
COOL SEASON	SEVENTH	6-12-12	1000	50-100
COOL SEASON	EIGHTH	6-12-12	1000	50-100
COOL SEASON	NINTH	6-12-12	1000	50-100
COOL SEASON	TENTH	6-12-12	1000	50-100
COOL SEASON	ONE AND TWENTY	6-12-12	1000	50-100
COOL SEASON	TWO AND TWENTY	6-12-12	1000	50-100
COOL SEASON	THREE AND TWENTY	6-12-12	1000	50-100
COOL SEASON	FOUR AND TWENTY	6-12-12	1000	50-100
COOL SEASON	FIVE AND TWENTY	6-12-12	1000	50-100
COOL SEASON	SIX AND TWENTY	6-12-12	1000	50-100
COOL SEASON	SEVEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	EIGHT AND TWENTY	6-12-12	1000	50-100
COOL SEASON	NINE AND TWENTY	6-12-12	1000	50-100
COOL SEASON	TEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	ELEVEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	TWELVE AND TWENTY	6-12-12	1000	50-100
COOL SEASON	THIRTEEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	FOURTEEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	FIFTEEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	SIXTEEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	SEVENTEEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	EIGHTEEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	NINETEEN AND TWENTY	6-12-12	1000	50-100
COOL SEASON	TWENTY			

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (lb/1000)	FERTILIZER RATE (lb/1000)	SEASON
10-10-10	1000	0.025	FALL

Ds4

SODDING

NOT TO SCALE

SITE NOTES:

1.

THE SITE CONTAINS: 0.77 ACRES / 33,606 SF
TOTAL DISTURBED ACREAGE: 0.06 ACRES / 2,228 SF

STREET ADDRESS: 440 BELADA BOULEVARD DRIVE, SANDY SPRINGS, GA, 30342

ZONING: RD-27 (RESIDENTIAL DETACHED)
MINIMUM LOT AREA = 27,000 ACRE
MINIMUM LOT WIDTH = 120 FT.
MINIMUM CANOPY COVERAGE = 35%
MINIMUM FRONT SETBACK = 60 FT.
MINIMUM SIDE STREET SETBACK = 30 FT.
MINIMUM SIDE COMMON LOT LINE = 15 FT.
MINIMUM REAR COMMON LOT LINE = 40 FT
MAXIMUM BUILDING HEIGHT = 3 STORIES / 40 FT MAX
MINIMUM PARKING REQUIREMENTS: 2 PER PRINCIPAL DWELLING UNIT
MAXIMUM LOT COVERAGE = 30%
2.

SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ON POINT SURVEYING AND MAPPING, INC. DATED 07-19-2022.
3.

THIS SITE IS LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0163 F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.
4.

THE HOUSE FOOTPRINT IS EXISTING AND REPRESENTS THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
5.

THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.
6.

THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
7.

THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN. ANY FUTURE RETAINING WALL DESIGN TO BE SUBMITTED BY STRUCTURAL ENGINEER.
8.

AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
9.

IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDINANCE 2006-11-86: CHAPTER 15 HEALTH AND PUBLIC SAFETY, EFFECTIVE NOVEMBER 8, 2006.
10.

OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT
10. BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
11.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
12.

NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. THE HOUSE ONSITE IS EXISTING AND WAS CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, WOOD.
13.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
14.

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.
15.

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.
16.

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

UTILITY AND OTHER STRUCTURES REQUIREMENTS:

1.

PROVIDE LOCATION OF EXISTING SANITARY SEWER LATERAL AND NOTE THAT IT IS TO BE RE-USED. IF A CLEANOUT DOES NOT EXIST IN ACCORDANCE WITH FULTON COUNTY STANDARD DRAWING NUMBER 711, SHOW ON PLAN WHERE ONE IS REQUIRED.
SEE SHEET C-1
2.

PROVIDE SANITARY SEWER LINE FROM CLEANOUT TO HOUSE.
SEE SHEET C-1
3.

PROVIDE LOCATION OF EXISTING WATER METER AND NOTE THAT IT IS TO BE RE-USED.
SEE SHEET C-1
4.

PROVIDE WATER LINE FROM CLEANOUT TO HOUSE.
SEE SHEET C-1
5.

IF A POOL IS PROPOSED, THE LOCATION OF THE POOL MUST BE SHOWN ON THE PLAN. PROVIDE DIMENSIONS RELATING THE POOL TO THE HOUSE, OTHER STRUCTURES, AND THE PROPERTY LINES. (NOTE: A POOL PERMIT WILL BE REQUIRED PRIOR TO SFSP APPROVAL. SEE POOL PERMIT CHECKLIST).
SEE SHEET C-1
6.

IF INSTALLATION OF A SEPTIC SYSTEM IS PROPOSED OR REQUIRED (INCLUDING REPLACEMENTS), THE LOCATION OF THE SYSTEM MUST BE SHOWN ON THE PLAN EXACTLY THE SAME AS THE APPROVED PLANS BY THE FULTON COUNTY HEALTH DEPARTMENT. PROVIDE DIMENSIONS RELATING THE SEPTIC TANK, FIELD LINES, DOSING TANKS (IF APPLICABLE), ETC. TO THE HOUSE, OTHER STRUCTURES AND THE PROPERTY LINES.
N/A
7.

HEIGHTS OF ALL RETAINING WALLS WITH SPOT ELEVATIONS ALONG WALL AT TOP AND BOTTOM. WALL HEIGHTS BETWEEN 4 AND 6 FEET WILL REQUIRE AN EXECUTED OWNER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS. FOR WALL HEIGHTS 6 FEET AND OVER, PLANS MUST BEAR A STATE OF GEORGIA PROFESSIONAL ENGINEER SEAL SIGNED AND DATED, AND AN EXECUTED ENGINEER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS.
SEE SHEET C-1
8.

IF A FENCE IS PROPOSED, THE LOCATION OF THE FENCE MUST BE SHOWN ON THE PLAN. PROVIDE DIMENSIONS RELATING THE FENCE TO THE HOUSE, OTHER STRUCTURES, AND THE PROPERTY LINES. (NOTE: A FENCE PERMIT MAY BE REQUIRED PRIOR TO SFSP APPROVAL).
SEE SHEET C-1

TREES REQUIREMENTS:

TREE CALCULATIONS SEEN ON TREE PROTECTION PLAN, SHEET C-4

24 HOUR EMERGENCY CONTACT: LAUREN POWERS 770-559-5167

LAUREN@TULLYPOOLS.COM

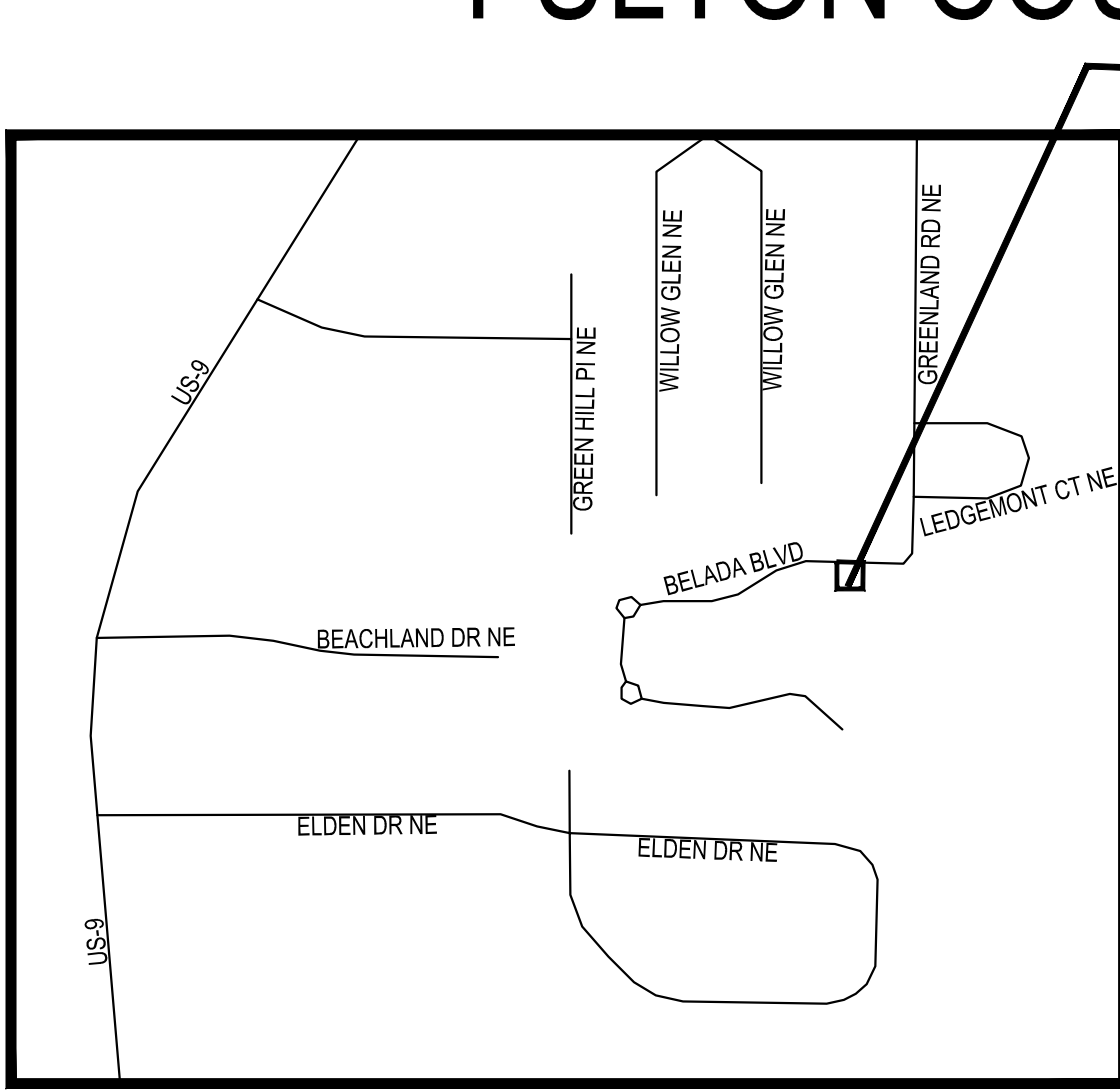
CITY OF SANDY SPRINGS CONSTRUCTION DOCUMENTS FOR:

440 BELADA BOULEVARD

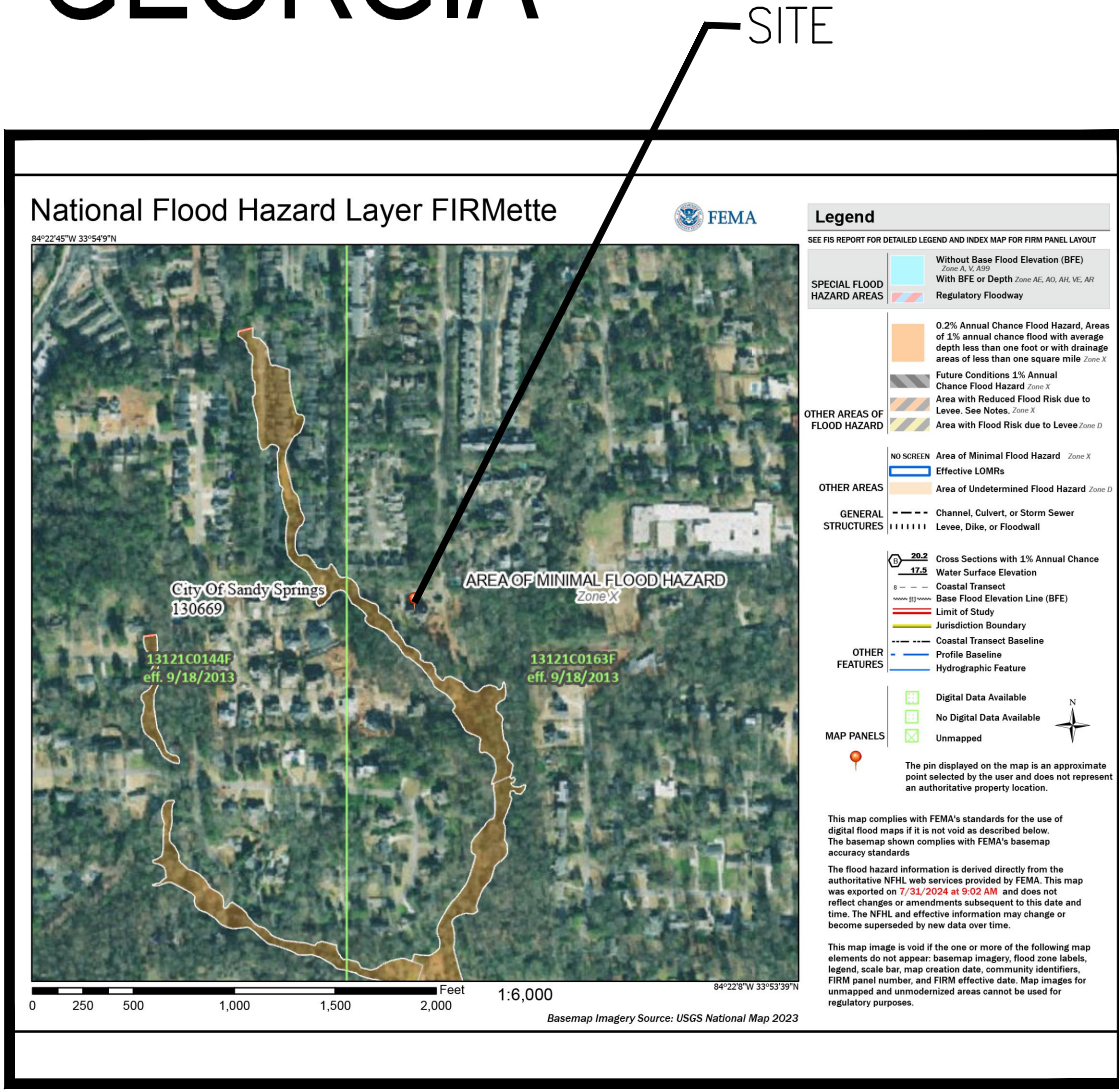
LAND LOT 68, DISTRICT 17

CITY OF SANDY SPRINGS,

FULTON COUNTY, GEORGIA



LOCATION MAP
N.T.S.



FEMA MAP

STORMWATER REQUIREMENTS:

1.

ARC APPROVAL, IF REQUIRED. **N/A**
2.

LOCATION OF ANY CITY OF SANDY SPRINGS TRIBUTARY BUFFERS, OR STATE WATER BUFFERS, IF APPLICABLE.
C-1.
3.

IF LAND DISTURBANCE IS 1,000 SQUARE FEET OR GREATER, PROVIDE STORMWATER MANAGEMENT FACILITIES THAT WILL PROVIDE STORMWATER STORAGE FOR 1.2 INCHES OF RUNOFF FROM ALL IMPERVIOUS SURFACES WITHIN THE SITE. CONFIGURE FACILITY SO THAT THE DESIGNED DISCHARGE DURATION OF THE WQV EXCEEDS 24 HOURS. VOIDS WITHIN STONE INFILTRATION TRENCHES OR SIMILAR SHALL BE CONSIDERED TO BE 40% OF STONE VOLUME. SHOW ON SITE PLAN THE LAYOUT AND DETAILS OF THE STORMWATER MANAGEMENT FACILITIES. PROVIDE SUPPORTING CALCULATIONS **PROPOSED IMPERVIOUS AREA IS GREATER THAN 1000 SF, SO AN INFILTRATION TRENCH IS PROPOSED TO PROVIDE STORMWATER MANAGEMENT FOR THE FIRST 1.2 INCHES OF RUNOFF.**
4.

WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
5.

PROVIDE CALCULATIONS FOR WATER QUALITY.
SEE SHEET C-3
CALCULATIONS PROVIDED ON SHEET C-3
6.

PROVIDE TEST DATA TO INSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE.
INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
7.

INFILTRATION TYPE BMPS SHOULD BE A MINIMUM OF 10 FEET AWAY FROM PROPERTY LINES AND/OR FOUNDATIONS AND A MINIMUM OF 20 FEET AWAY FROM SEPTIC SYSTEMS, SUBJECT TO FULTON COUNTY HEALTH DEPARTMENT APPROVAL.
PROPOSED STORMWATER INFILTRATION TRENCH WILL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES AND FOUNDATIONS AND AT LEAST 20 FEET FROM SEPTIC SYSTEMS
8.

THE MODIFIED TAFT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES. A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD".
INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
9.

PROVIDE A GPS (GEORGIA STATE PLANE ZONE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN.
SEE SHEET C-3 FOR GPS LOCATION

CITY OF SANDY SPRINGS NOTES:

1.

THIS SITE IS APPROXIMATELY 3.51 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS OUTSIDE THE 2000 FT CORRIDOR.
2.

THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3.

THERE ARE EXISTING STRUCTURES ON SITE.
4.

BUILDING HEIGHT SHALL NOT EXCEED 40 FT
5.

NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA.FOR WALL HEIGHTS 6 FT AND OVER, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6.

WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

TOTAL SITE AREA = 0.77 ACRES/33,606 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.02 ACRES/1,082 SF
7.

ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

CONSTRUCTION NARRATIVE:

THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A NEW POOL AND ACCOMODATING FEATURES, CONFORMING TO ZONING RD-27. ALL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

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

CERTIFIED BY

10-14-24

DATE

CURRENT MANDATORY CODE AS ADOPTED BY DCA:

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
NATIONAL ELECTRICAL CODE, 2020 EDITION WITH GEORGIA AMENDMENTS (2021)
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101), IFC GEORGIA AMENDMENTS OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CURRENT PERMISSIVE CODES AS ADOPTED BY DCA:
DISASTER RESILIENT BUILDING CODE IBC APPENDIX (2013)
DISASTER RESILIENT BUILDING CODE IRC APPENDIX (2013)
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2021)
NATIONAL GREEN BUILDING STANDARD, 2008 EDITION, WITH GEORGIA AMENDMENTS (2011)

PLEASE NOTE: THERE ARE GEORGIA AMENDMENTS TO THE CODES, ABOVE. PLEASE CONTACT THE CONSTRUCTION CODES AND INDUSTRIALIZED BUILDINGS SECTION FOR MORE INFORMATION CONCERNING THESE AMENDMENTS.
CONTACT: CODES@DCA.GA.GOV TO RECEIVE A RESPONSE PLEASE BE SURE TO INCLUDE YOUR FULL NAME, ADDRESS, AND PHONE NUMBER

PLAN REQUIREMENTS:

1.

MAXIMUM SHEET SIZE SHALL BE 36" x 48" (24" x 36" PREFERRED) (ALL LETTERING SHALL BE READABLE).
PROPOSED PLAN SET ON 24" X36" PAPER
2.

PROJECT NAME AND ADDRESS, SUBDIVISION NAME AND LOT NUMBER (IF APPLICABLE), LAND LOT, DISTRICT, AND ZONING.
440 BELADA BOULEVARD, SANDY SPRINGS, GA 30342, LAND LOT 68, 17TH DISTRICT, ZONING RD-27
3.

OWNER'S NAME AND COMPLETE ADDRESS INCLUDING ZIP CODE.
AZFAR HAQUE, 713 FOREST PARKWAY SUITE D, FOREST PARK, GA 30297
4.

NAME, TELEPHONE NUMBER, AND GSWCC LEVEL 1A CERTIFICATION NUMBER OF A 24-HOUR CONTACT.
LAUREN POWERS - PH# 770-559-5167
5.

DESIGN FIRM NAME/ADDRESS/PHONE, POINT OF CONTACT AND CONTACT PHONE NUMBER.
CRESCENT VIEW ENGINEERING, 211 FRASIER STREET S.E., MARIETTA, GA 30060, 678-324-8410
6.

NORTH ARROW, SITE ACREAGE, AND SCALE OF DRAWING (1"=10 TO 1"=50').
NORTH ARROW SHOWN ON THIS PAGE, SITE ACREAGE IS 0.77 ACRES, SCALE IS 1"=20'
7.

BOUNDARY INFORMATION INCLUDING BEARINGS AND DISTANCES ALONG ALL PROPERTY LINES AND A LOCATION SKETCH.
PROVIDE SOURCE.
SHOW ON SURVEY PER SURVEYOR
8.

STREET NAME
BELADA BOULEVARD
9.

LOT BUILDING SETBACK LINES (PER SANDY SPRINGS ZONING ORDINANCE) LABELED WITH DIMENSIONS TO LOT LINES.
ALL SETBACKS ARE SHOWN ON THIS PLAN PER SANDY SPRINGS RD-27 ZONING.
10.

NAMES OF ADJOINER'S AND RESPECTIVE ZONINGS.
NAMES OF THE ADJOINERS ALONG WITH RESPECTIVE ZONING IS SHOWN ON SHEET C-1 OF THESE PLANS.
11.

LOCATIONS OF ALL EXISTING STRUCTURES (INCLUDING HOUSES, BARNs, SHEDS, LANDSCAPE AND RETAINING WALLS, SANITARY AND STORM DRAINAGE LINES AND STRUCTURES, WATER LINES, NEAREST FIRE HYDRANT, DETENTION PONDS AND STRUCTURES, SEPTIC TANKS AND LINES, POOLS, FENCES, ETC.) WITH DISTANCES TO LOT LINES FOR ALL ABOVE GROUND STRUCTURES.
ALL EXISTING DISTANCES SHOWN ON DEMOLITION PLAN. ALL PROPOSED DISTANCES ARE SHOWN ON C-1
12.

PROVIDE EXISTING TOPOGRAPHY INCLUDING APPROPRIATE TREES, ALL EXISTING PIPES WITH THEIR APPROPRIATE EASEMENTS. PROVIDE SOURCE.
EXISTING TOPOGRAPHY AND TREES ALL TREES SHOWN ON C-4. ALL KNOWN PIPES ARE SHOWN ON THIS PLAN C-1. ALL PROPOSED TREES ARE SHOWN ON PLAN C-4.
13.

LOCATIONS OF ALL PROPOSED STRUCTURES (INCLUDING HOUSES, WALLS, SANITARY, AND STORM DRAINAGE LINES AND STRUCTURES, SEPTIC TANKS AND LINES, POOLS, FENCES, ETC.). SIZE AND TYPE OF CONSTRUCTION SHOULD BE CALLED OUT ON THE PLAN WITH DISTANCES TO LOT LINES FOR ALL ABOVE GROUND STRUCTURES.
ALL PROPOSED DRAWING STRUCTURES ARE SHOWN ON SHEET C-1
14.

HEIGHT OF PROPOSED BUILDINGS AND SQUARE FOOTAGE OF EXISTING AND PROPOSED DWELLING (THE DWELLING MUST MEET THE MINIMUM REQUIREMENTS FOR THE PARCEL'S ZONING DISTRICT).
BUILDING HEIGHT NO HIGHER THAN 40'. EXISTING HOUSE = 4610 SF.
15.

LOCATION OF ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, ETC.
THERE ARE APPLICABLE EXISTING OR PROPOSED EASEMENTS AND BUFFERS.
16.

LOCATION OF DRIVEWAY (EXISTING AND PROPOSED) AND THE PROPOSED CONSTRUCTION ENTRANCE. DIMENSION FROM ANY IMPROVEMENTS OR THE PROPERTY CORNER. PROPOSED DRIVEWAY APRON(S) MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN FIRE HYDRANT, AND THE LOT LINE. DRIVEWAY APRON(S) MUST ALSO BE A MINIMUM OF 25 FEET FROM THE RADIUS RETURN ON CORNER LOTS.
EXISTING DRIVEWAY IS SHOWN ON SITE PLAN, SHEET C-1.
17.

FLOOD PLAIN NOTE AND FLOOD INSURANCE RATE MAP (F.I.R.M) PANEL NUMBER AND EFFECTIVE DATE.
THIS SITE IS LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0163 F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

IF PROPERTY IS LOCATED IN A FLOOD ZONE AS DETERMINED BY FEMA, A CERTIFICATE OF ELEVATION WILL BE REQUIRED.
PLAN MUST STATE EXISTING AND MINIMUM PROPOSED FINISHED FLOOR ELEVATIONS FOR THE MAIN FLOOR, BASEMENT, AND GARAGE. ELEVATIONS MUST BE AT LEAST 3 FEET ABOVE THE 100-YEAR ELEVATION. THE HOUSE MUST BE AT LEAST 10 FEET (HORIZONTALLY) AWAY FROM THE 100-YEAR LIMIT.

18.

PROVIDE A COMPLETE GRADING PLAN SHOWING PROPOSED CONTOURS, PIPES, RETAINING WALLS, ETC.
SEE SHEET C-1 FOR ALL PROPOSED GRADING AND STRUCTURES.
19.

IF THE SITE INCLUDES A STORMWATER DETENTION POND OR A NORMALLY WET POND OR LAKE, SUBMITTAL OF A CERTIFICATE OF ELEVATION WILL BE REQUIRED.
N/A
20.

RETAINING WALLS OVER FOUR FEET IN HEIGHT REQUIRE A SEPARATE RETAINING WALL PERMIT IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 103-27(D) AND SECTION 103-107.
SEE SHEET C-1
21.

DRIVEWAY ENTRANCE TO BE IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAIL 304.
EXISTING DRIVEWAY TO REMAIN
22.

IF THIS PROPERTY IS IN THE CITY OF SANDY SPRINGS' SIDEWALK NETWORK, PROVIDE A FIVE FOOT SIDEWALK WITH A TWO FOOT GROSS STRIP BETWEEN SIDEWALK AND CURB. PROVIDE CURB AND GUTTER IF NONE EXISTS, OR IF THE EXISTING CURB HEIGHT IF LESS THAN FIVE INCHES.
N/A - EXISTING SIDEWALK TO REMAIN
23.

TWO DRIVEWAY ENTRANCES ARE ALLOWED ONLY ON SINGLE FAMILY RESIDENTIAL LOTS THAT FRONT ON LOCAL STREETS. THE DRIVEWAYS WILL REQUIRE SIGHT DISTANCE CERTIFICATION IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 103-77(F).
N/A

SANDY SPRINGS NOTE:

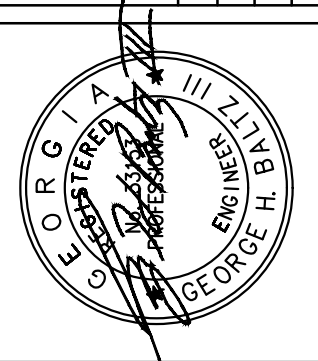
POOL BUILDER IS RESPONSIBLE FOR SEPARATING AND PROTECTING THE OCCUPANTS OF THE HOUSE FROM THE HAZARDS OF THE POOL CONSTRUCTION AREA

SHEET LIST	
SHEET NO	SHEET TITLE
CV	COVER
S-1	SURVEY
C-1	SITE PLAN
C-2	ES&PC PLAN
C-3	STORMWATER MANAGEMENT PLAN
C-4	TREE PLAN
C-5	CONSTRUCTION DETAILS
C-6	INFILTRATION TEST

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
AZFAR HAQUE
713 FOREST PARKWAY, SUITE #D
FOREST PARKWAY, GA, 30297
404-642-1000
AZFAR.HAQUE@GMAIL.COM

Cover Sheet



CONSTRUCTION PLANS FOR:
440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE Pl # 24-405

SHEET NO.

CV


$$,898 / 33,606 = 26.75\%$$

2	TREE ID, SEE TREE TABLE
HW	LARGE OVERSTORY DECIDUOUS TREE
PINE	PINE TREE
YG SCRNB	EVERGREEN SCREENING TREE
VR EVG	OVERSTORY EVERGREEN TREE
RN EVG	ORNAMENTAL EVERGREEN TREE
RN UND	ORNAMENTAL UNDERSTORY TREE

TREE TABLE

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

5. LAST DATE OF FIELD WORK PERFORMED ON: 07/07/2022

ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

8. THE SURVEY WORK COMPLETED WAS PERFORMED WITH A GEO MAX ZOOM 90 ROBOTIC TOTAL STATION

9. THIS SURVEY WAS PERFORMED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

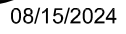
10. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

11. ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD88 DATUM, USING GEOID 2012A. HORIZONTAL DATUM IS BASED UPON NAD83, 2011 ADJUSTMENT, GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.

12. TREE TYPE LABELS SHOWN HEREON ARE A GENERAL DESCRIPTION AND NEED TO BE VERIFIED PRIOR TO PLANNING OF CONSTRUCTION. ON POINT SURVEYING ASSUMES NO LIABILITY AS TO THE ACCURACY OF THESE LABELS.

13. BUFFERS SHOWN HEREON AS MEASURED FROM THE CREEKS WRESTED VEGETATION. THE EXISTENCE, SIZE AND LOCATION OF SAID BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL MUNICIPALITY.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" & "X" SHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0163F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



DATE	
5/2024	

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PREPARED FOR: AZFAR HAQUE

SITE ADDRESS: 440 BELADA BOULEVARD, SANDY SPRINGS, GA 30342
LOT 4, COUNTRY HILLS ESTATES SUBDIVISION,
LAND LOT 68, 17TH DISTRICT,

CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

3372 PEACHTREE ROAD,
STE. #115, ATLANTA, GA 30326
TELEPHONE: 678-541-5650
www.onpoint-surveying.com



SHEET NO.
1 OF 1

SHEET SIZE: 24X36

SITE NOTES:

1. THE SITE CONTAINS: 0.77 ACRES / 33,606 SF
TOTAL DISTURBED ACREAGE: 0.06 ACRES / 2,228 SF

STREET ADDRESS: 440 BELADA BOULEVARD DRIVE, SANDY SPRINGS, GA, 30342

ZONING: RD-27 (RESIDENTIAL DETACHED)
MINIMUM LOT AREA = 27,000 ACRE
MINIMUM LOT WIDTH = 120 FT.
MINIMUM CANOPY COVERAGE = 35%
MINIMUM FRONT SETBACK = 60 FT.
MINIMUM SIDE STREET SETBACK = 30 FT.
MINIMUM SIDE COMMON LOT LINE = 15 FT.
MINIMUM REAR COMMON LOT LINE = 40 FT
MAXIMUM BUILDING HEIGHT = 3 STORIES / 40 FT MAX
MINIMUM PARKING REQUIREMENTS: 2 PER PRINCIPAL DWELLING UNIT
MAXIMUM LOT COVERAGE = 30%
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY ON POINT SURVEYING AND MAPPING, INC. DATED 07-19-2022.

3. THIS SITE IS LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0163 F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

4. THE HOUSE FOOTPRINT IS EXISTING AND REPRESENTS THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.

5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.

6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.

7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN. ANY FUTURE RETAINING WALL DESIGN TO BE SUBMITTED BY STRUCTURAL ENGINEER.

8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

9. IF THE RESIDENCE IS CONSTRUCTED CLOSER THAN 20 FEET TO ANOTHER RESIDENTIAL STRUCTURE OR OTHER OUTBUILDING LARGER THAN 300 SF, AUTOMATIC SPRINKLERS SHALL BE REQUIRED IN THE KITCHEN AND FUEL FIRED EQUIPMENT ROOM PURSUANT TO THE CITY OF SANDY SPRINGS FIRE ORDNANCE 2006-11-86: CHAPTER 15 HEALTH AND PUBLIC SAFETY, EFFECTIVE NOVEMBER 8, 2006.

10. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT 10. BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.

11. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

12. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS. THE HOUSE ONSITE IS EXISTING AND WAS CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, WOOD.

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

14. 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.

15. 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.

16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- TOTAL SITE AREA = 0.77 ACRES/33,606 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.02 ACRES/1,082 SF

7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

CITY OF SANDY SPRING POOL

NOTES:

1. ALL SWIMMING POOLS MUST BE COMPLETELY SURROUNDED BY AND ENCLOSURE THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL SWIMMING POOL AND SPA CODE AS WELL AS THE REQUIREMENTS IN SEC. 8.2.10.

2. THE ENCLOSURE MUST BE IN PLACE PRIOR TO POOL COMPLETION.

3. POOL FENCE MUST INCLUDE AT LEAST ONE GATED EXIT WITH A MIN. 36 INCHES.

4. CLEAR OPENING AND GATES SHALL OPEN OUTWARDS AWAY FROM THE POOL OR SPA, SHALL BE SELF-CLOSING AND SHALL HAVE A SELF- LATCHING DEVICE.

5. WHEN THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE ON THE GATE IS LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM FOR THE GATE SHOULD BE AT LEAST 3 INCHES BELOW THE TOP OF THE GATE ON THE SIDE FACING THE POOL.

6. THE GATE AND BARRIER SHOULD HAVE NO OPENING BARRIER GREATER THAN ½ INCH WITHIN 18 INCHES OF THE LATCH RELEASE MECHANISM.

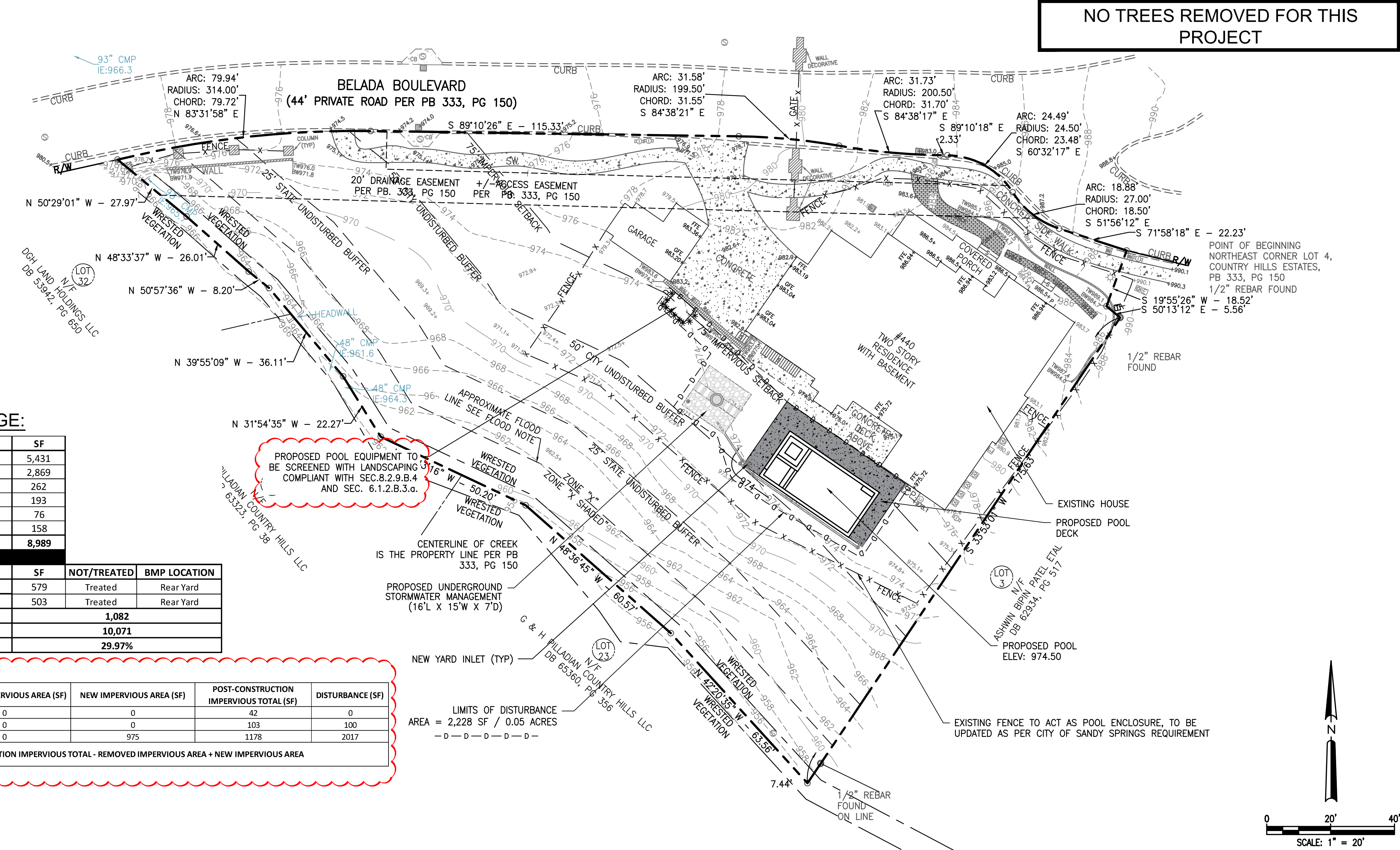
7. GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.

8. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A STILL HEIGHT LOWER THAN 48" ON THE BUILDING (S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH N ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED. THE ALARMS MUST COMPLY WITH UL2017.

9. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE AS HIGH AS HIGHEST POINT OF EQUIPMENT BEING SCREENED AT TIME OF PLANTING.

10. 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.

PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR. AN AS-BUILT DRAWING, 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.	PER THE 2018 ISPSC, SECTION 305.2.7 THE MAXIMUM OPENING FORMED BY A CHAIN LINK FENCE SHALL NOT EXCEED 1-3/4 INCHES. IF THE EXISTING CHAIN LINK FENCE HAS LARGER OPENINGS, IT WILL NOT BE CODE COMPLIANT.
FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION/NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY-SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.	THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PARTICIPATION OF THE SITE PLAN
SANDY SPRINGS NOW REQUIRES A BUILDING PRE-CONSTRUCTION MEETING-WITH A BUILDING INSPECTOR PRIOR TO BEGINNING POOL CONSTRUCTION, WHICH SHOULD BE REQUESTED THROUGH THE ONLINE PORTAL. THIS IS AN ADDITION TO THE SITE PRE-CONSTRUCTION MEETING.	POOL ALARMS ON WINDOWS MUST COMPLY WITH UL2017
CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT THOROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.	THE POOL IS NOT CONNECTED TO THE MAIN WATER LINE, AND THE POOL IS TO BE FILLED BY HOSE, A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIBB.
THE EXISTING UTILITIES (WATER / SEWER SERVICE / GAS) ARE TO BE USED FOR THE NEW CONSTRUCTION, CONTRACTOR TO PROTECT EXISTING TAPS AND RECONNECT UTILITIES TO NEW STRUCTURE DURING CONSTRUCTION.	POOL ENCLOSURE WILL BE IN PLACE PRIOR TO THE POOL COMPLETION.
THE FENCE AND WALL FOOTING MUST BE ENTIRELY CONTAINED WITHIN THE PROPERTY AND CANNOT ENCROACH ONTO A PROPERTY LINE PER THE CITY DEVELOPMENT CODE SECTION 8.2.10.B	SANDY SPRINGS IS CURRENTLY ENFORCING THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND THE SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND IS ESTABLISHED.	POOL ENCLOSURE WILL MEET THE REQUIREMENTS FOR THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH GEORGIA AMENDMENTS 2020.
	POOL ENCLOSURE WILL BE IN PLACE PRIOR TO THE POOL COMPLETION.
	ISPSC 305.3.3 REQUIRES THAT THE GATES LATCH-RELEASE MECHANISM ON THE NON-POOL SIDE OF THE GATE BE NOT LESS THAN 54 INCHES ABOVE GRADE OR IF LESS THAN 54 INCHES, THEN THE RELEASE MECHANISM MUST BE N THE POOL SIDE OF THE GATE AND MUST BE NOT LESS THAN 3 INCHES BELOW THE TOP OF THE GATE. THE INSIDE RELEASE MECHANISM MUST BE PROTECTED AGAINST TAMPERING FROM THE OUTSIDE OF THE GATE BY PROVIDING A SOLID PANEL OR MESH WITH OPENINGS OF NOT GREATER THAN ½ INCH. THE PANEL OR SMALL OPENING MESH MUST EXTEND NOT LESS THAN 18 INCHES IN ALL DIRECTIONS OF THE INSIDE LATCH RELEASE MECHANISM.
	WALLS MORE THAN 4' TO BE DESIGNED BY STRUCTURAL ENGINEER
	NO WALLS MORE THAN 6' PROPOSED. FINISHING MATERIAL TO BE STONE / STUCCO.



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SITE PLAN

DATE: 08-30-24
SCALE: AS SHOWN
DRAWN: US
CHECKED: GHG

REVISIONS
CITY COMMENTS

CONSTRUCTION PLANS FOR:
440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-405

SHEET NO.
C-1

GRADING NOTES:

1. EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION
2. INITIAL BMP'S MUST BE CONSTRUCTED PRIOR TO ANY OTHER WORK. SEDIMENT BMP'S MUST BE CLEANED OF ALL SILT AND SEDIMENT UPON COMPLETION AND ESTABLISHMENT OF PERMANENT VEGETATION.
3. MAXIMUM GRADED SLOPES ALLOWED 3H:1V
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL OBSERVE, PROTECT, AND PRESERVE ALL AREAS SHOWN TO BE PROTECTED SUCH AS TREE PROTECTED AREAS, UNDISTURBED BUFFERS, WETLANDS, STREAMS, STREAM BUFFERS, CEMETERIES, STRUCTURES TO REMAIN, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS, DAMAGES, FINES, AND PENALTIES ASSOCIATED WITH FAILING TO PROTECT PROTECTED AREAS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. ALL STORMWATER INFRASTRUCTURE ON THIS SITE (OUT OF THE R/W) ARE PRIVATELY OWNED, AND ANY MAINTENANCE OR REPLACEMENT IS THE OWNER'S RESPONSIBILITY.
9. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE.
10. THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES SHOWN TO BE PRESERVED.
11. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY (ONSITE AND OUTSIDE OF THE STREAM BUFFERS). CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES, (ONSITE AND OUTSIDE OF THE STREAM BUFFERS).
12. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, STANDARDS, OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
13. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
15. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
16. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
17. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SOIL COMPACTION ON SITE. THE SOIL COMPACTION IS TO BE AT THE CONTRACTORS SPECIFICATIONS FOR THE LOT. THE CIVIL ENGINEER IS NOT RESPONSIBLE FOR ANY COMPACTION REQUIREMENTS OR RESULTS ON THE SITE.

ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
9. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS THE 24 HOUR EMERGENCY CONTACT, WHOSE NAME IS FOUND AT THE TOP OF THIS SHEET.
10. CUT AND FILL SLOPES NOT TO EXCEED 2H:1V.
11. SEDIMENTATION & EROSION CONTROL MEASURES TO BE INSPECTED DAILY.
12. EROSION CONTROL PRACTICES MUST COMPLY WITH THE MINIMUM BEST MANAGEMENT PRACTICES FOR EROSION CONTROL, AND SHALL COMPLY WITH THE STANDARDS/SPECIFICATIONS IN "THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA"
13. SEDIMENT/EROSION CONTROL DEVICES MUST BE CHECKED AFTER EACH STORM EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE THIRD THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.
14. BUILDER TO VERIFY ALL ELEVATIONS BEFORE ANY CONSTRUCTION.
15. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
16. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
17. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCC CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCC CERTIFIED DESIGNER.

SEDIMENT STORAGE CALCULATIONS:

SILT FENCE PROVIDED = 147 LINEAR FEET (SINGLE ROW)
SEDIMENT STORAGE REQUIRED = 3.43 CU YD
SEDIMENT STORAGE PROVIDED = 8.82 CU YD

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

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

ANY TRACKING OF DIRT, SILT OR MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. DIRECTION OF EXISTING AND PROPOSED STORM WATER OF DRAINAGE FLOW BY USE OF ARROWS.



GEORGIA SOIL AND WATER
CONSERVATION COMMISSION

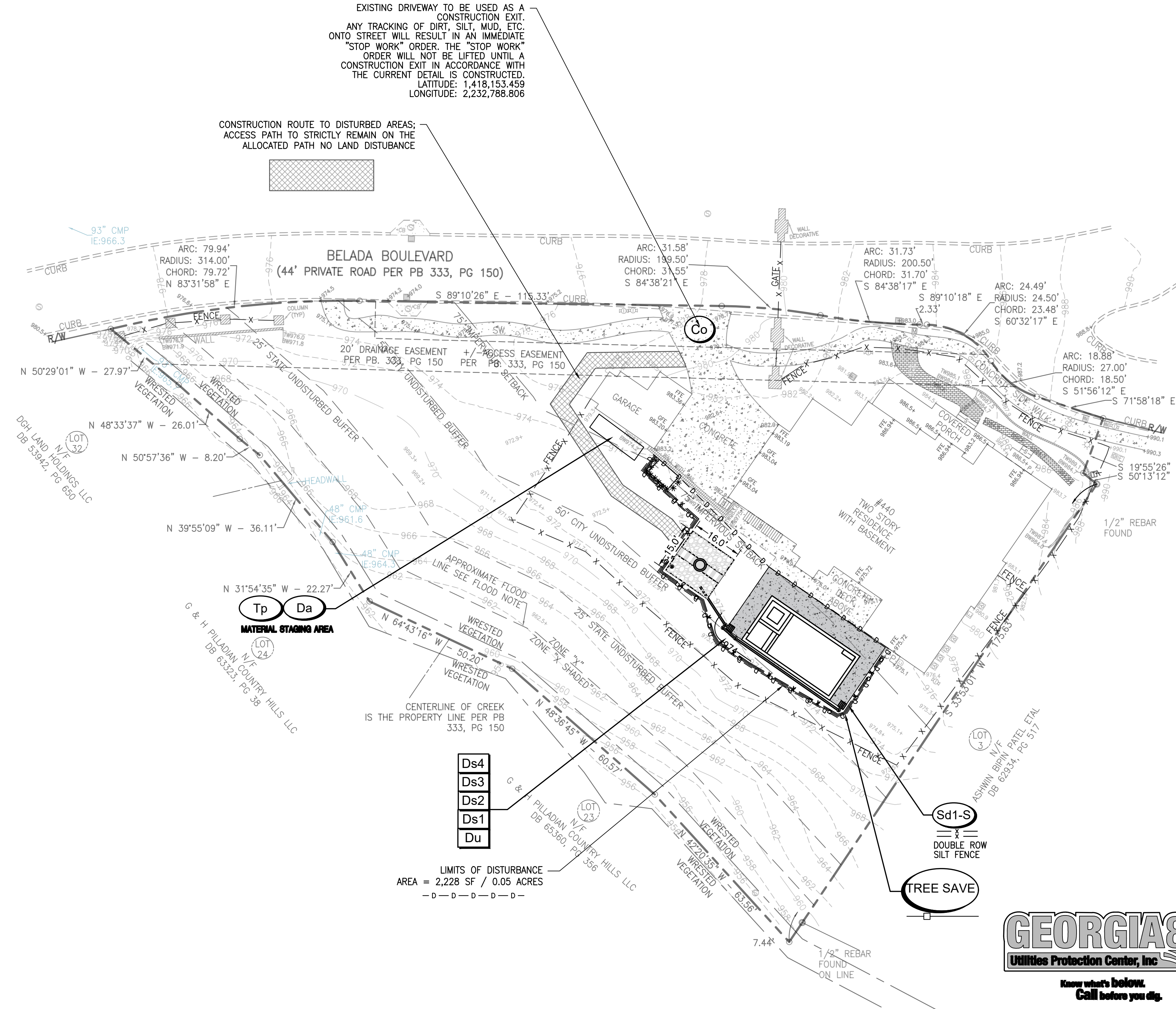
GEORGE H. BALTZ III

CERTIFICATION NUMBER: 0000045830
ISSUED: 11/10/2019 EXPIRES: 11/10/2025

SIGNED
NUMBER: 0000045830
EXPIRATION 11-10-25



ON-SITE OPERATOR, OWNER, OR APPLICANT MUST COMPLY WITH CHAPTER 109, ARTICLE VI TITLED SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(D). STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPS IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULTS IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.



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ES&PC PLAN

DATE	AS SHOWN	REVISIONS	CITY COMMENTS
08-30-24	10-15-24		
DRAWN	JS		
CHECKED	GHB		

CONSTRUCTION PLANS FOR:
440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

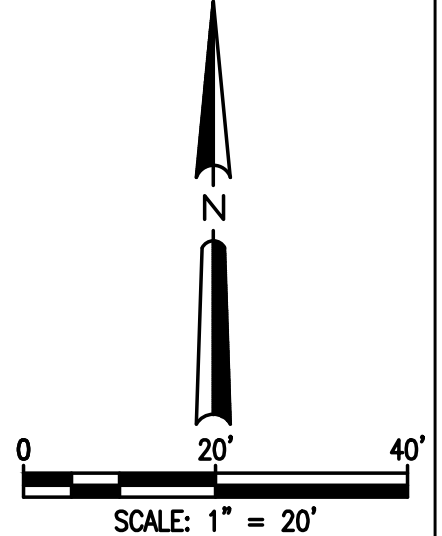
CVE Pl # 24-405

SHEET NO.
C-2



Utilities Protection Center, Inc

Know what's below.
Call before you dig.



WATER QUALITY CALCULATIONS:

RUNOFF REDUCTION/ WATER QUALITY CALCULATIONS			
AREA	SF	NOT/TREATED	BMP LOCATION
Proposed Pool	579	TREATED	REAR YARD
Proposed Pool Deck	503	TREATED	REAR YARD
TOTAL TREATED IMPERVIOUS AREA			
1,082			
Water Quality /Runoff Reduction Calculations			
Per GSWMM Section 2.2.4.1			
Water Quality Volume (WQv)			
Runoff Reduction (RRv)			
Site Area (A) =	33,606	SF	
Treated Impervious Area =	1,082	SF	
% Impervious (I) =	4.00	%	
Disturbance (D) =	2228	SF	
Disturbed Area in 75' Impervious Setback (S) =	2017	SF	
RRv = (P.Rv.A)/12 =	241	CF	
Rv = 0.05 + I*(0.009) =	0.086		
WQv = 1.2*Rv*A/12 + 1.2*D/12 + 1.2*S/12 =	714	CF	

Stone Storage Infiltration Trench W/ Pipe Calculation		
Water Quality Calculations		
Required WQ Volume =	713.5	CF
See Above		
Pipe Volume		
Diameter of Pipe	3.0	FT
Length of Pipe	16.0	FT
Volume of Pipe	113.1	CF
All Volume to be provided in Stone Storage Infiltration Trench w/40% void Ratio		
Trench Volume		
Length of Trench	16.0	FT
Width of Trench	15.0	FT
Depth of Trench	7.0	FT
Volume of Gravel = (LxWxD)-Pipe Vol)x0.4 =	626.8	CF
Gravel Volume + Pipe Volume =	739.9	CF
Required Volume =	713.5	CF
Percent of Volume Provided over required	104%	

WATER QUALITY DESCRIPTION:

RUNOFF REDUCTION/WATER QUALITY IS PROVIDED FOR THE NEW IMPERVIOUS AREA OF 1,082 SF. SEE LOT COVERAGE CHART ON THIS PAGE. WATER QUALITY IS ALSO PROVIDED FOR THE TOTAL DISTURBED AREA SINCE THE SITE IS LOCATED IN THE NANCY CREEK SENSITIVE AREA, AND WATER QUALITY IS PROVIDED FOR THE DISTURBED AREA IN THE 75 FT IMPERVIOUS SETBACK.

THE PROPOSED STONE STORAGE INFILTRATION TRENCH WILL PROVIDED WQ FOR 1,082 SF OF IMPERVIOUS AREA. THE TRENCH IS TO BE FILLED WITH #57 STONE (40% VOID RATIO). THE TRENCH WILL HAVE A SINGLE 36" PERFORATED PIPE. THE TRENCH IS REQUIRED TO PROVIDE 714 CF OF STORAGE AND IT WILL PROVIDE 739.9 CF OF STORAGE. THE TRENCH IS TO BE 16 FT LONG, 15 FT WIDE, AND 7 FT DEEP THE TRENCH IS POSITIONED AT LEAST 10 FEET AWAY FROM THE STRUCTURES AND PROPERTY LINE.

THE WATER QUALITY VOLUMES PROVIDED BY THE BMP SHOWN EXCEEDS THE WQ REQUIREMENTS.

STORMWATER NOTES:

ALL STORMWATER RUNOFF REDUCTION, WATER QUALITY AND GREEN INFRASTRUCTURE BMPs WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO FINAL SITE INSPECTION APPROVAL. AS-BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION, BMP DIMENSIONS (LENGTH, WIDTH AND DEPTH) AND AS-BUILT COORDINATES (GEORGIA STATE PLANE - WEST ZONE).

AN AS-BUILT DRAWING, 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.

STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPs IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.

WATER QUALITY NOTES:

VEGETATION

THE TRENCH IS NORMALLY COVERED WITH TOPSOIL AND MANAGED TURF OR OTHER HERBACEOUS VEGETATION. AS AN ALTERNATIVE, THE AREA ABOVE THE SURFACE OF A MFD MAY BE COVERED WITH PEA GRAVEL (OR LARGER DEPENDING ON THE INFLOW RATES) TO ALLOW FOR INCIDENTAL LATERAL INFLOW ALONG THE EDGE OF GROUND LEVEL IMPERVIOUS SURFACES. THE DOWNSTREAM END OF THE PIPE MUST BE STABILIZED AND CAN BE LANDSCAPED FOR AESTHETICS.

MAINTENANCE

- INSPECT GUTTERS AND DOWNSPOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT TRENCH FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.

CONSTRUCTION STEPS

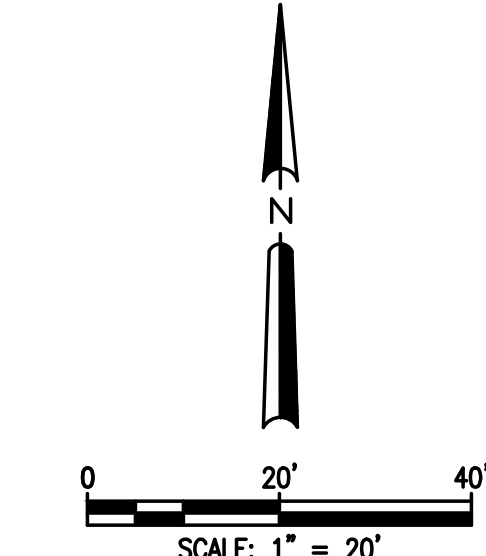
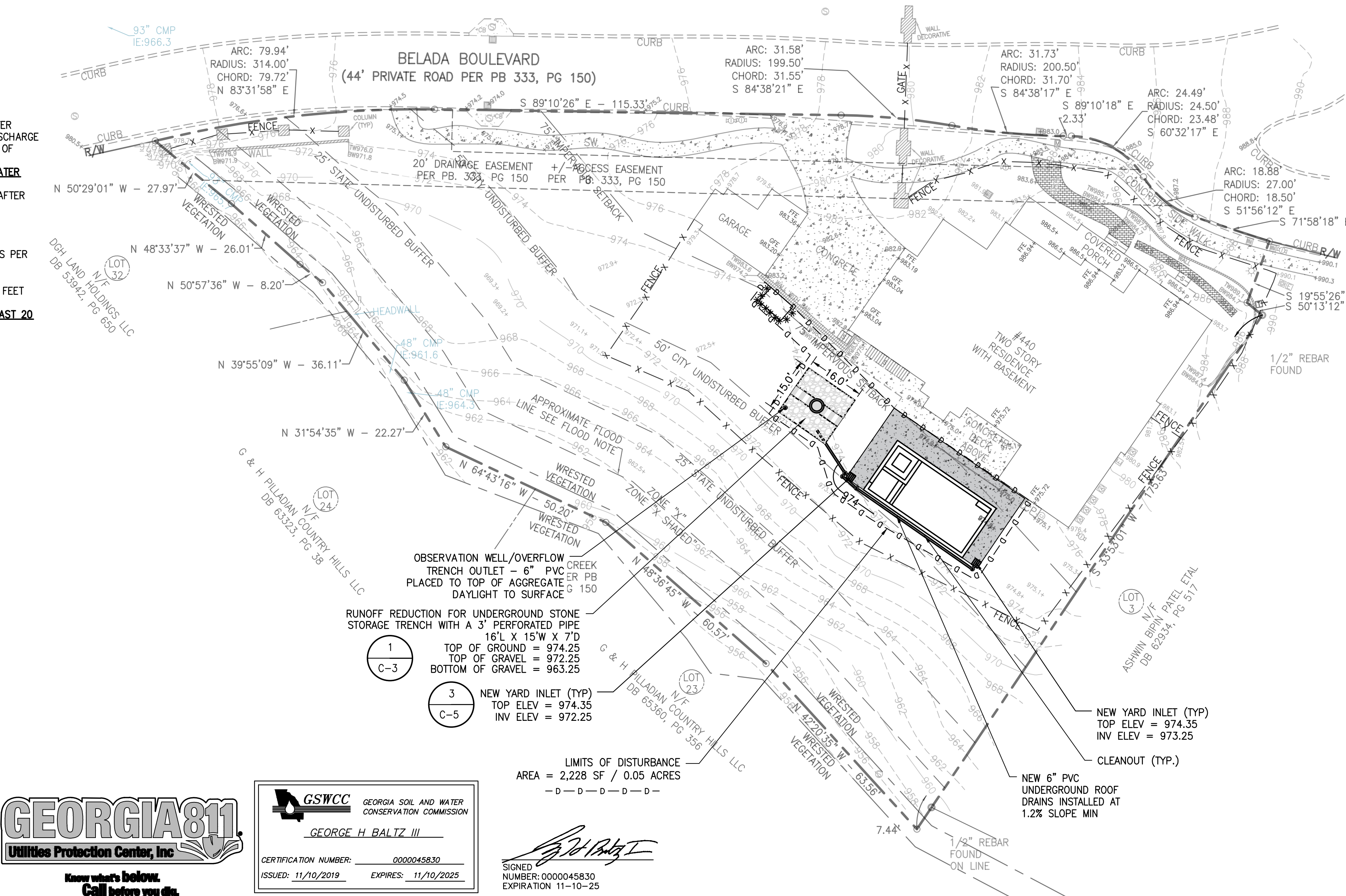
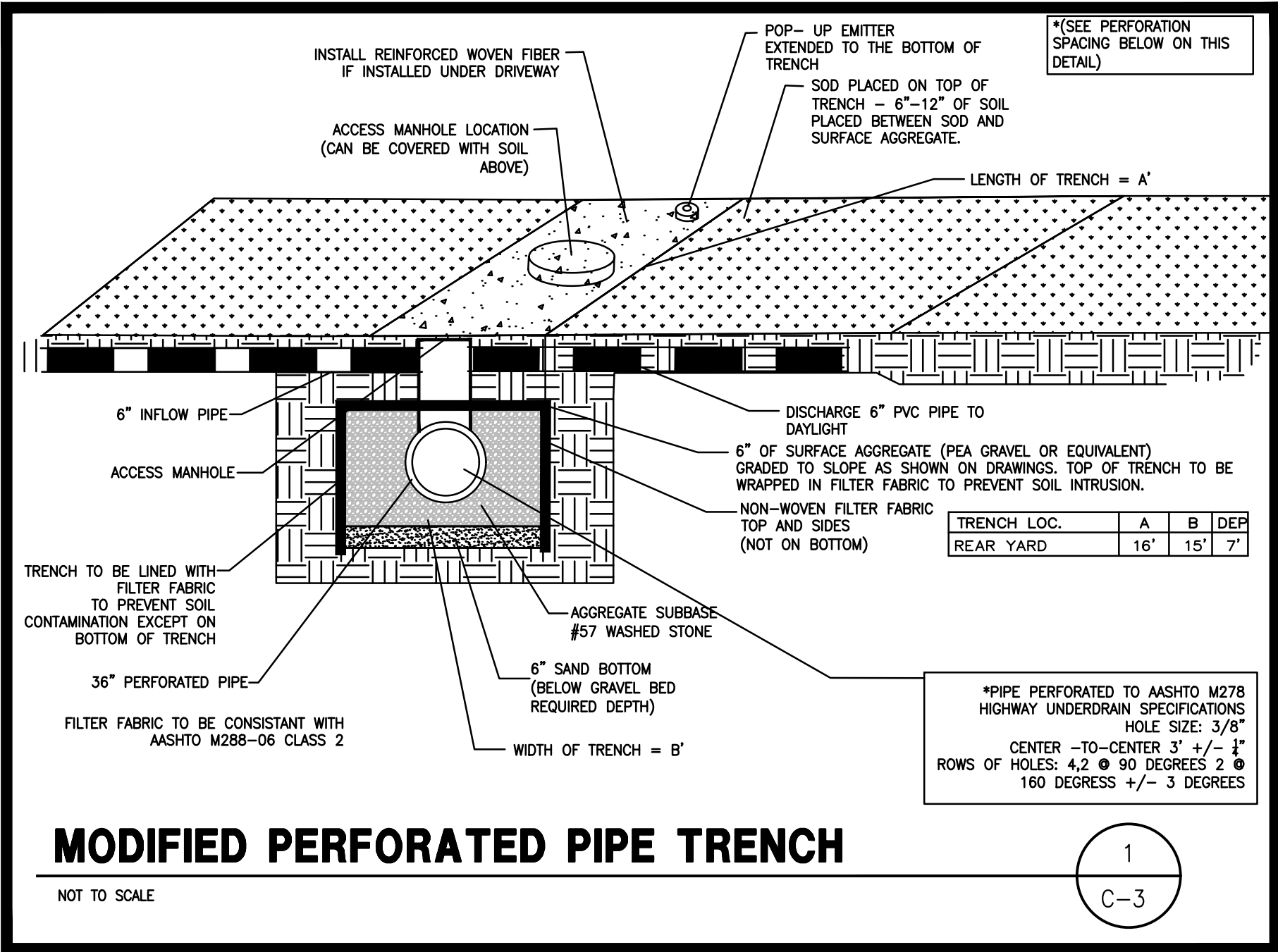
- REVIEW POTENTIAL TRENCH AREAS AND LAYOUT. TRENCHES SHOULD SLOPE BETWEEN 0.5% AND 6% AWAY FROM THE STRUCTURE AND SHOULD NOT BE LOCATED: (1.) BENEATH AN IMPERVIOUS (PAVED) SURFACE; (2.) ABOVE AN AREA WITH A WATER TABLE OR BEDROCK LESS THAN TWO FEET BELOW THE TRENCH BOTTOM; (3.) OVER OTHER UTILITY LINES; OR (4.) ABOVE A SEPTIC FIELD. INSURE OUTLET DAYLIGHTS AT LEAST TEN FEET FROM PROPERTY LINE.
- IF SOIL IS A CONCERN PERFORM INFILTRATION TEST. IF THE RATE IS LESS THAN 0.25 IN/HR THIS METHOD CANNOT BE USED. IF THE RATE IS MORE THAN 0.50 IN/HR THE LENGTH OF THE DITCH MAY BE DECREASED 10% FOR EVERY 0.50 IN/HR INFILTRATION RATE INCREASE ABOVE 0.50 IN/HR
- MEASURE ELEVATIONS AND LAY OUT THE TRENCH TO THE REQUIRED DIMENSIONS MARKING THE ROUTE AND REQUIRED EXCAVATION DEPTHS. OFTEN A LEVEL LINE (TORPEDO LEVEL) IS USED.
- PLACE AND TAMP GRAVEL IN DITCH TO PLANNED DEPTH PLACING THE PIPE THREE INCHES DEEP IN THE UPPER PORTION OF THE GRAVEL, THEN PLACE AND GENTLY TAMP GRAVEL UNTIL IT COVERS THE PIPE.
- PLACE DRAINAGE FABRIC OVER TOP OF PIPE AND STONE.
- PLACE TOPSOIL AND SOD OR PEA GRAVEL.
- CUT AND ROUTE DOWNSPOUTS OR OTHER RAINWATER DELIVERY COMPONENTS. ADD STRAP AND SUPPORT AS NEEDED.
- CREATE A SAFE OVERFLOW AT LEAST 10 FEET FROM YOUR PROPERTY EDGE AND INSURE IT IS PROTECTED FROM EROSION.

THIS SITE IS LOCATED IN THE NANCY CREEK BASIN. ADDITIONAL WATER QUALITY / RUNOFF REDUCTION WILL BE PROVIDED.

THE 75 FT IMPERVIOUS SETBACK IS BEING DISTURBED. THEREFORE ADDITIONAL WATER QUALITY AT A RATE OF 1.2' PER DISTURBED AREA IN THE SETBACK WILL BE PROVIDED

STORMWATER REQUIREMENTS:

- ARC APPROVAL, IF REQUIRED. N/A
- LOCATION OF ANY CITY OF SANDY SPRINGS TRIBUTARY BUFFERS, OR STATE WATER BUFFERS, IF APPLICABLE. C-1
- IF LAND DISTURBANCE IS 1,000 SQUARE FEET OR GREATER, PROVIDE STORMWATER MANAGEMENT FACILITIES THAT WILL PROVIDE STORMWATER STORAGE FOR 1.2 INCHES OF RUNOFF FROM ALL IMPERVIOUS SURFACES WITHIN THE SITE. CONFIGURE FACILITY SO THAT THE DESIGNED DISCHARGE DURATION OF THE WQV EXCEEDS 24 HOURS. VOIDS WITHIN STONE INFILTRATION TRENCHES OR SIMILAR SHALL BE CONSIDERED TO BE 40% OF STONE VOLUME. SHOW ON SITE PLAN THE LAYOUT AND DETAILS OF THE STORMWATER MANAGEMENT FACILITIES. PROVIDE SUPPORTING CALCULATIONS. PROPOSED IMPERVIOUS AREA IS GREATER THAN 1000 SF, SO AN INFILTRATION TRENCH IS PROPOSED TO PROVIDE STORMWATER MANAGEMENT FOR THE FIRST 1.2 INCHES OF RUNOFF
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT. SEE SHEET C-3
- PROVIDE CALCULATIONS FOR WATER QUALITY. CALCULATIONS PROVIDED ON SHEET C-3
- PROVIDE TEST DATA TO INSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE. INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
- INFILTRATION TYPE BMPs SHOULD BE A MINIMUM OF 10 FEET AWAY FROM PROPERTY LINES AND/OR FOUNDATIONS AND A MINIMUM OF 20 FEET AWAY FROM SEPTIC SYSTEMS, SUBJECT TO FULTON COUNTY HEALTH DEPARTMENT APPROVAL. PROPOSED STORMWATER INFILTRATION TRENCH WILL BE LOCATED AT LEAST 10 FEET FROM PROPERTY LINES AND FOUNDATIONS AND AT LEAST 20 FEET FROM SEPTIC SYSTEMS
- THE MODIFIED TAFT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES. A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD". INFILTRATION TEST TO BE CONDUCTED IN PORCHET METHOD.
- PROVIDE A GPS (GEORGIA STATE PLANE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN. SEE SHEET C-3 FOR GPS LOCATION



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STORMWATER PLAN



CONSTRUCTION PLANS FOR:
440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE Pl # 24-405

SHEET NO.
C-3

TREE CALCULATION:

- SITE DATA:
- SITE AREA = 33,606 SQ.FT
 - REQUIRED CANOPY AREA (35%) = 11,762 SQ.FT

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770)730-5660 TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

1. CANOPY COVERAGE – EXISTING TO REMAIN

NOTE – LANDMARK TREES GIVEN A CANOPY COVERAGE OF 1,250 SF. NON-LANDMARK PROTECTED TREES GIVEN A CANOPY COVERAGE OF 1,000 SF.

6 LANDMARK TREES AT 1,250 SF	=	7,500 SF
4 NON-LANDMARK TREE AT 1,000 SF	=	4,000 SF
TOTAL CANOPY REMAINING	=	11,500 SF

2. REPLACEMENT/RECOMPENSE – LANDMARK TREES

0 QTY LANDMARK TREES TO BE REMOVED.
REQUIRED RECOMPENSE/REPLACEMENT PER CITY OF SANDY SPRINGS, REQUIRED REPLACEMENT IS 150% CANOPY PER EACH LANDMARK TREE REMOVED

0 LANDMARK TREES TO BE REMOVED = 0 REPLACEMENT TREES REQUIRED

3. RESIDENTIAL FRONT YARD TREES PER SEC. 8.2.3.

PER SECTION 8.2.3, THERE IS TO BE ONE SHADE TREE PLANTED IN THE FRONT YARD PER EVERY 40FT OF FRONTAGE:
TOTAL FRONTAGE = 258.3 FT / 40 FT = 6.46 (OR 7 QTY) FRONT YARD TREES ARE REQUIRED.

7. EXISTING FRONT YARD TREES TO REMAIN

FRONT YARD TREE REQUIREMENT IS MET WITH EXISTING FRONT YARD TREES.

4. YARD DISTURBANCE MITIGATION CALCULATION

PER CODE SECTION 9.4.2.G:

- A. FOR EACH TREE OF 10 INCHES DBH OR GREATER REMOVED OR DAMAGED BY GRADING IN THE SIDE SETBACK, ONE TREE MUST BE PLANTED.
(TOTAL TREES LOST IN SIDE YARD = 0 REMOVED = 0 REPLACEMENT TREES REQUIRED)

5. TOTAL PROPOSED REPLACEMENT CANOPY (CODE SEC. 9.3.8.D.2)

(NOTE – MITIGATION TREES FOR LOST LANDMARK AND SIDE SETBACK TREES, DO NOT COUNT TOWARD REPLACEMENT CANOPY)

TOTAL PRE-CONSTRUCTION CANOPY	=	11,500 SF
TOTAL POST CONSTRUCTION CANOPY TO REMAIN (BEFORE PLANTING)	=	11,500 SF
REQUIRED CANOPY = 35% X 33,606 SF = 11,762 SF		
REQUIRED CANOPY – EXISTING CANOPY TO REMAIN = 262 SQFT REPLACEMENT CANOPY		

ONE REPLACEMENT TREE IS TO BE PLANTED TO MEET CANOPY REQUIREMENT
REPLACEMENT REQUIREMENT = 1,000 SF
PROPOSED CANOPY 11,500 + 1,000 = 12,500 > 11,762 SF
PROPOSED CONSTRUCTION DOES NOT CAUSE THE CANOPY TO FALL BELOW THE REQUIRED CANOPY, THEREFORE A FEE OF \$1,200 / \$1,000 SF OF DEFICIENT CANOPY IS NOT REQUIRED TO BE PAID.

TREE LIST:

ALL TREES SHOWN ON SURVEY ARE SHOWN IN CHART BELOW. HOWEVER, TREE CANOPY IS CALCULATED ONLY FROM EXISTING TREES TO REMAIN THAT ARE 18" OR GREATER, PER SANDY SPRINGS ORDINANCE

TREE#	DBH (IN INCHES)	TYPE	STATUS	ONSITE	SETBACK	BOUNDARY TREE (<10")	PROTECTED TREES	LANDMARK TREE	MITIGATION (>10")	TREE CRZ	% IMPACT	PRE CONSTRUCTION CANOPY	POST CONSTRUCTION CANOPY
1	10	HARDWOOD	SAVED	X						480.8738251	0.00%	0	0
2	11	HARDWOOD	SAVED		X					593.9253611	0.00%	0	0
3	32	HARDWOOD	SAVED			X		X		5006.548246	0.00%	1250	1250
4	27	HARDWOOD	SAVED				X	X		3526.470382	0.00%	1250	1250
5	36	HARDWOOD	SAVED				X			1256.632061	0.00%	0	0
6	15	HARDWOOD	SAVED			X				1104.466167	0.00%	0	0
7	22	HARDWOOD	SAVED	X				X		2375.828444	0.00%	1000	1000
8	25	HARDWOOD	SAVED							3067.953576	0.00%	1000	1000
9	28	HARDWOOD	SAVED					X		3848.453001	0.00%	1250	1250
10	14	HARDWOOD	SAVED			X				950.1127292	0.00%	0	0
11	15	HARDWOOD	SAVED				X			1104.466167	0.00%	0	0
12	6	HARDWOOD	SAVED							176.7145868	0.00%	0	0
13	27	HARDWOOD	SAVED			X		X		878.4470382	0.00%	1250	1250
14	34	HARDWOOD	SAVED	X				X		5674.500773	0.00%	1250	1250
15	11	HARDWOOD	SAVED	X						809.5280321	0.00%	0	0
16	11	HARDWOOD	SAVED	X						593.9573611	0.00%	0	0
17	17	HARDWOOD	SAVED	X						1418.625433	0.00%	0	0
18	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
19	33	HARDWOOD	SAVED			X		X		5345.631625	0.00%	1250	1250
20	36	HARDWOOD	SAVED				X			1256.632061	0.00%	0	0
21	24	HARDWOOD	SAVED	X						2672.631388	0.00%	1000	1000
22	30	HARDWOOD	SAVED	X						480.8738251	0.00%	0	0
23	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
24	36	HARDWOOD	SAVED	X						1256.632061	0.00%	0	0
25	15	HARDWOOD	SAVED	X				X		1104.466167	0.00%	0	0
26	25	HARDWOOD	SAVED	X						3067.953576	0.00%	1000	1000
27	7	HARDWOOD	SAVED	X						240.5281875	0.00%	0	0
28	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
29	15	HARDWOOD	SAVED	X			X			1104.466167	0.00%	0	0
30	12	HARDWOOD	SAVED	X						706.8583471	0.00%	0	0
31	7	HARDWOOD	SAVED	X						240.5281875	0.00%	0	0
32	12	HARDWOOD	SAVED	X						706.8583471	0.00%	0	0
33	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
34	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
35	6	HARDWOOD	SAVED	X						176.7145868	0.00%	0	0
36	8	HARDWOOD	SAVED	X						314.1592054	0.00%	0	0

REPLACEMENT TREE LEGEND

2.5" CALIPER SHUMARD OAK – 1 QTY

CITY OF SANDY SPRINGS LANDSCAPE NOTES:

CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT (770)730-5660 OR THROUGH PORTAL TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.

TREE INVENTORY NOTES:

NOTE – THE TREE INVENTORY IS PER DEFINITIONS PROVIDED BY CITY OF SANDY SPRINGS TREE ORDINANCE, WHICH INCLUDES:

- ONSITE SPECIMEN TREES AND ANY OTHER ONSITE TREE 18 INCHES AND LARGER
- BOUNDARY TREES 10 INCHES OR LARGER, WHICH ARE TO BE IMPACTED DUE TO CONSTRUCTION
- SIDE/REAR SETBACK TREES 10 INCHES OR LARGER, WHICH ARE PROPOSED TO BE LOST OR DESTROYED DUE TO CONSTRUCTION

DEFINITIONS OF THE CATEGORIES ABOVE, PROVIDED BY CITY OF SANDY SPRINGS

"BOUNDARY TREE" – A TREE 10 INCHES (DBH) OR LARGER LOCATED ON A PROPERTY ADJACENT TO PERMITTING PROPERTY, WHOSE CRITICAL ROOT ZONE OR CANOPY EXTENDS INTO THAT PERMITTING PROPERTY.

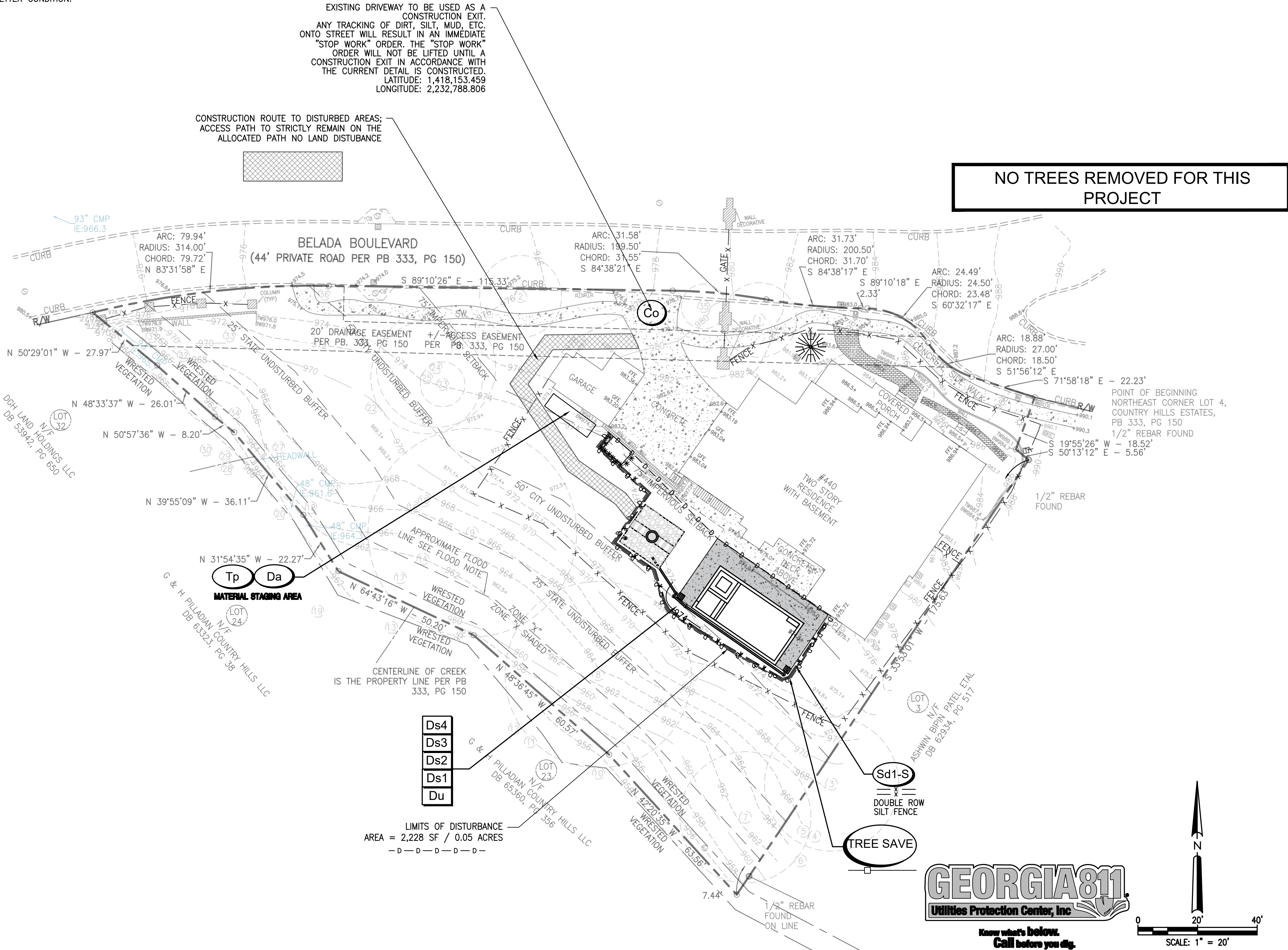
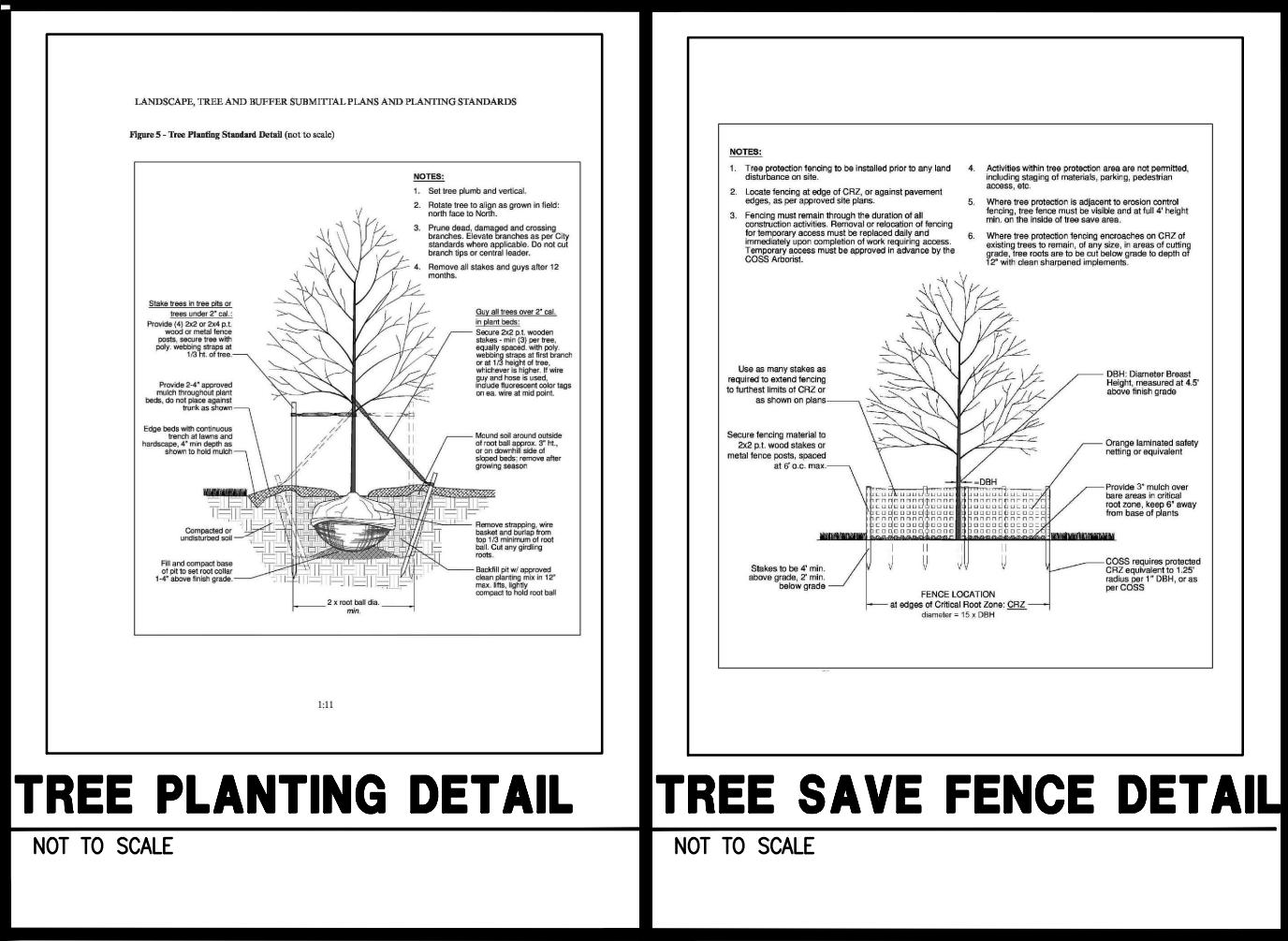
"SETBACK TREE" (PER SEC. 9.3.5) – A TREE 18 INCHES (DBH) OR LARGER LOCATED IN THE MINIMUM REQUIRED YARDS/SETBACKS OF ANY PROPERTY

"MITIGATION SETBACK TREE" (PER SEC. 9.4.2.G) – A TREE OF 10 INCHES DBH OR GREATER REMOVED OR DAMAGED BY GRADING IN THE SIDE SETBACK OF ANY PROPERTY

"LANDMARK TREE" –

- (1)–HARDWOOD TREE 27 INCHES (DBH) OR LARGER;
- (2)–PINE TREE 30 INCHES (DBH) OR LARGER, PROVIDED THAT SAID PINE TREE IS NOT LOCATED WITHIN 30 FEET OF ANY STRUCTURE; OR
- (3)–DOGWOOD OR REDBUD TREE TEN INCHES (DBH) OR LARGER BEING IN FAIR OR BETTER CONDITION.

"PROTECTED TREE" – A TREE 18 INCHES (DBH) OR LARGER, OTHER THAN A LANDMARK TREE OR BUFFER TREE, IN FAIR OR BETTER CONDITION.



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TREE PLAN

DATE	08-30-24	REVISIONS	
SCALE	AS SHOWN	CITY COMMENTS	
DRAWN	JS		
CHECKED	GHB		

CONSTRUCTION PLANS FOR:

440 BELADA BLVD
LAND LOT 68, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE Pl # 24-405

SHEET NO.

C-4

WATER QUALITY CALCULATIONS:

RUNOFF REDUCTION/ WATER QUALITY CALCULATIONS			
AREA	SF	NOT/TREATED	BMP LOCATION
Proposed Pool	579	TREATED	REAR YARD
Proposed Pool Deck	503	TREATED	REAR YARD
TOTAL TREATED IMPERVIOUS AREA		1,082	

Water Quality /Runoff Reduction Calculations			
Per GSWMM Section 2.2.4.1			
Water Quality Volume (WQv)			
Runoff Reduction (RRv)			
Site Area (A) =	33,606	SF	
Treated Impervious Area =	1,082	SF	
% impervious (I) =	4.00	%	
Disturbance (D) =	2228	SF	
Disturbed Area in 75' Impervious Setback (S) =	2017	SF	
RRv = (P.Rv.A)/12 =	241	CF	
Rv = 0.05 + I*(0.009) =	0.086		
WQv = 1.2*Rv*A/12 + 1.2*D/12 + 1.2*S/12 =	714	CF	

Stone Storage Infiltration Trench W/ Pipe Calculation		
Water Quality Calculations	See Above	
Required WQ Volume =	713.5	CF
Pipe Volume		
Diameter of Pipe	3.0	FT
Length of Pipe	16.0	FT
Volume of Pipe	113.1	CF

All Volume to be provided in Stone Storage Infiltration Trench w/40% void Ratio		
Trench Volume		
Length of Trench	16.0	FT
Width of Trench	15.0	FT
Depth of Trench	7.0	FT
Volume of Gravel = (LxWxD)-Pipe Vol)x0.4 =	626.8	CF
Gravel Volume + Pipe Volume =	739.9	CF
Required Volume =	713.5	CF
Percent of Volume Provided over required	104%	