SANDY SPRINGS
GEORGIA

# BOARD OF APPEALS

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

**Wednesday, March 5, 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

A. March 5, 2025 Board of Appeals Meeting Agenda
*(Presented by Samantha Brown, Planning and Zoning Clerk)*

## IV. Approval of Meeting Minutes

A. January 8, 2025 Board of Appeals Meeting Minutes
*(Presented by Samantha Brown, Planning and Zoning Clerk)*

## V. Cases

A. **2025-0002** **V-24-38 5815 Declaire Court** - Request for a Variance from Sec. 7.8.24., Sec. 9.2.3.A.2., and Sec. 9.4.2.G.3., to construct various accessory structures within setbacks and buffers.
*(Presented by LaQuita Williams, Planner II)*

B. **2025-0003** **V-24-41 460 Laurel Chase Court** - Request for a Variance from Sec. 9.2.3.A.2. to allow for a deck to encroach into the Seventy-Five-Foot Impervious Surface Setback and the Fifty-Foot Vegetative Buffer.
*(Presented by LaQuita Williams, Planner II)*

## VI. Ongoing Business

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

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**VII. New Business**

**VIII. Adjournment**

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

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P&Z STAFF REPORT
Board of Appeals Meeting, March 5, 2025

Case: **V-24-38 – 5815 De Claire Court**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: February 10, 2025

| **REQUEST** |
|---|
| Request for a variance from Sec. 7.8.24., Sec. 9.2.3.A., and Sec. 9.4.2.G.3 to allow for construction and placement of a major residential accessory structure, over 500 square feet to encroach into the rear building setback, rear grading setback, and the Seventy-Five-Foot Impervious Surface Setback and the Fifty-Foot Vegetative Buffer; in addition to various other accessory structures and site elements, such as pool decking, stairs, retaining walls, and a driveway. |

| **APPLICANT** | | |
|---|---|---|
| Property Owners: | Petitioner: | Representative: |
| Adrienne and Matthew Hunt | Jennifer Robertson | Jennifer Robertson |

| **RECOMMENDATIONS** |
|---|
| **Department of Community Development** |
| Staff recommends **Denial** of Variance V-24-38 |

**MATERIALS SUBMITTED AND REVIEWED**

***Materials***

1. "*Application*" received on November 18, 2024

***Plans***

2. "*Survey*" received on November 18, 2024. Prepared by Delta 1 Land Surveying, LLC. Stamped by E. Travis Durham.

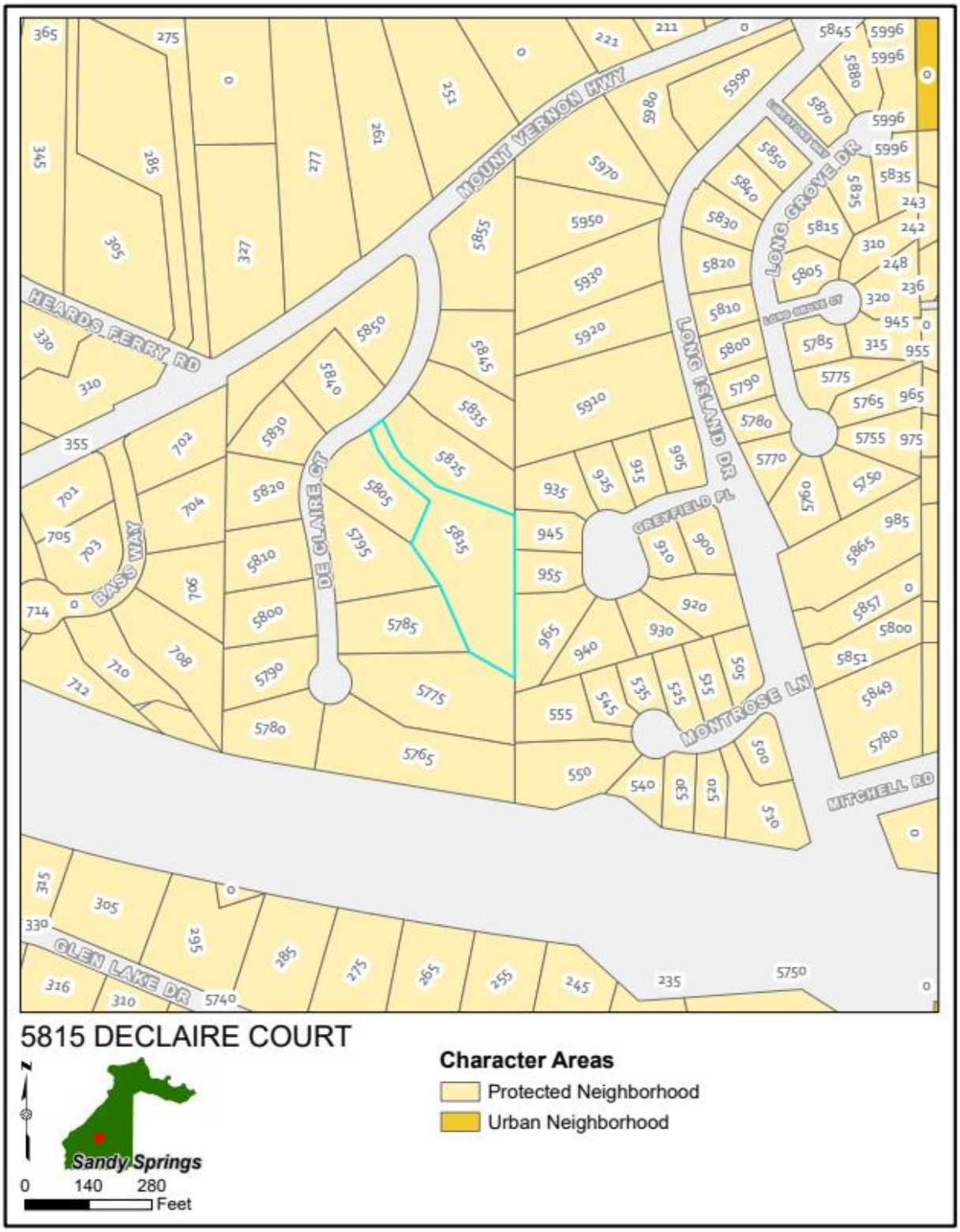
3. "*07-17-24 Hunt Architectural Building Structure Drawings Tues Oct 15, 2024, 14-41-30*" received on October 15, 2024. Prepared by Hazel and Grey Architects.

4. "*Construction Plans for 5815 DeClaire Court".* received on January 14, 2025. Prepared by Crescent View Engineering, LLC. Stamped by George H. Baltz III

| PROPERTY INFORMATION | |
|---|---|
| Location: | 5815 De Claire Court (17 012300070140) |
| Council District: | Council District 3 – Melissa Mular |
| Neighborhood: | DeClaire |
| Road frontage: | Approximately 35 feet |
| Lot Depth | Approximately 418 feet |
| Acreage: | Approximately 1.61 acres |
| Current Zoning | RD-27 (Residential Detached – minimum lot size 27,000 square feet) |
| Existing Land Use: | Single-Family detached |
| Previous Zoning Cases: | N/A |
| Character Area: | Protected Neighborhood |

| EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY | | | |
|---|---|---|---|
| **Location relative to the subject property** | **Zoning** | **Address(es)** | **Land area (acres) (approximate)** |
| North | RD-27/Residential Detached | 5825 De Claire Court | 0.78 |
| East | RD-12/Residential Detached | 945 Greyfield Place | 0.28 |
| East | RD-12/Residential Detached | 955 Greyfield Place | 0.28 |
| East | RD-12/Residential Detached | 965 Greyfield Place | 0.52 |
| South | RD-27/Residential Detached | 5775 De Claire Court | 1.25 |
| West | RD-27/Residential Detached | 5785 De Claire Court | 0.75 |
| West | RD-27/Residential Detached | 5795 De Claire Court | 0.88 |
| West | RD-27/Residential Detached | 5805 De Claire Court | 0.71 |
| Northwest | RD-27/Residential Detached | 5840 De Claire Court | 0.63 |
| **PROPOSED DEVELOPMENT** | | | |
| - | RD-27/Residential Detached | 5815 De Claire Court | 1.61 |

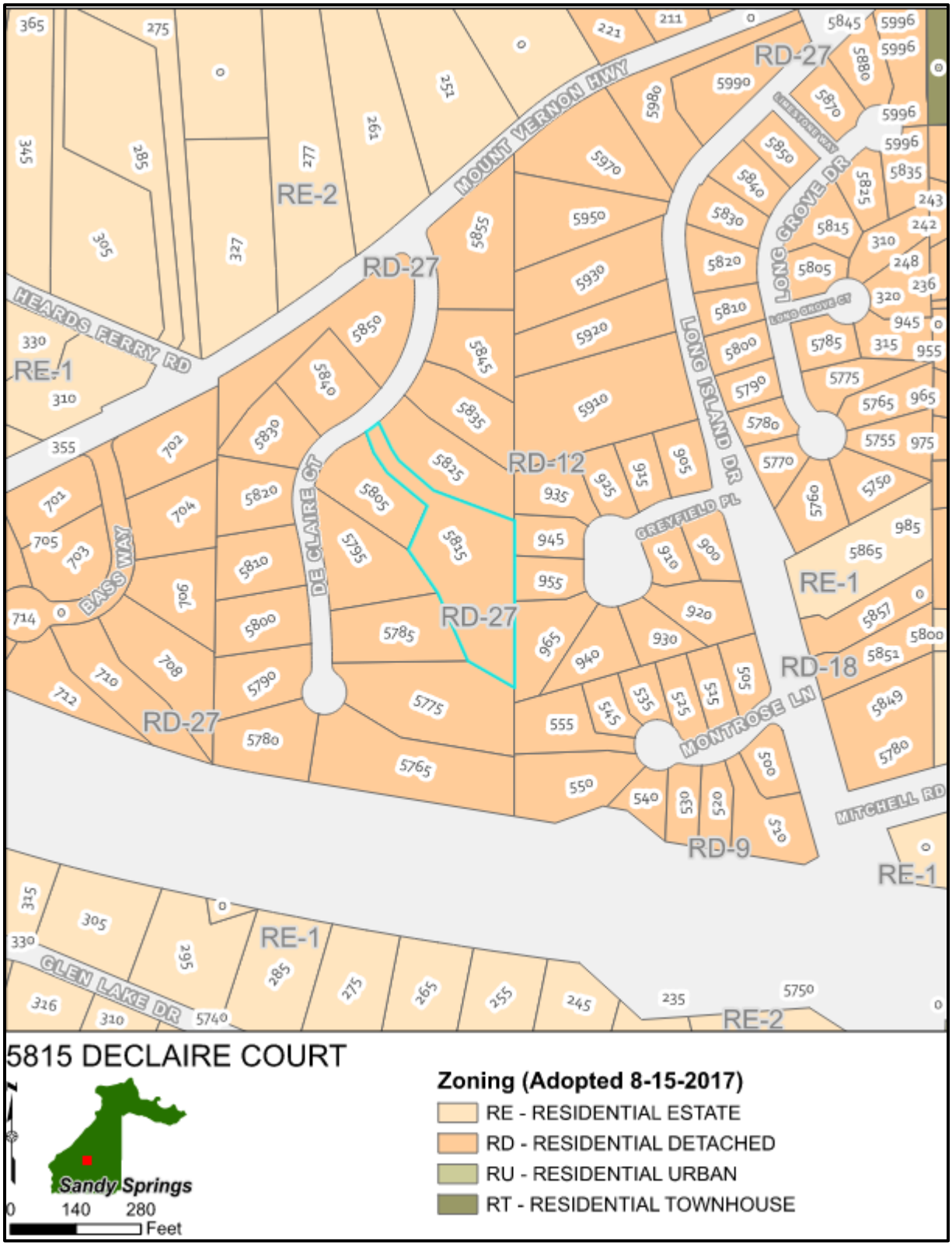
## CHARACTER AREA MAP



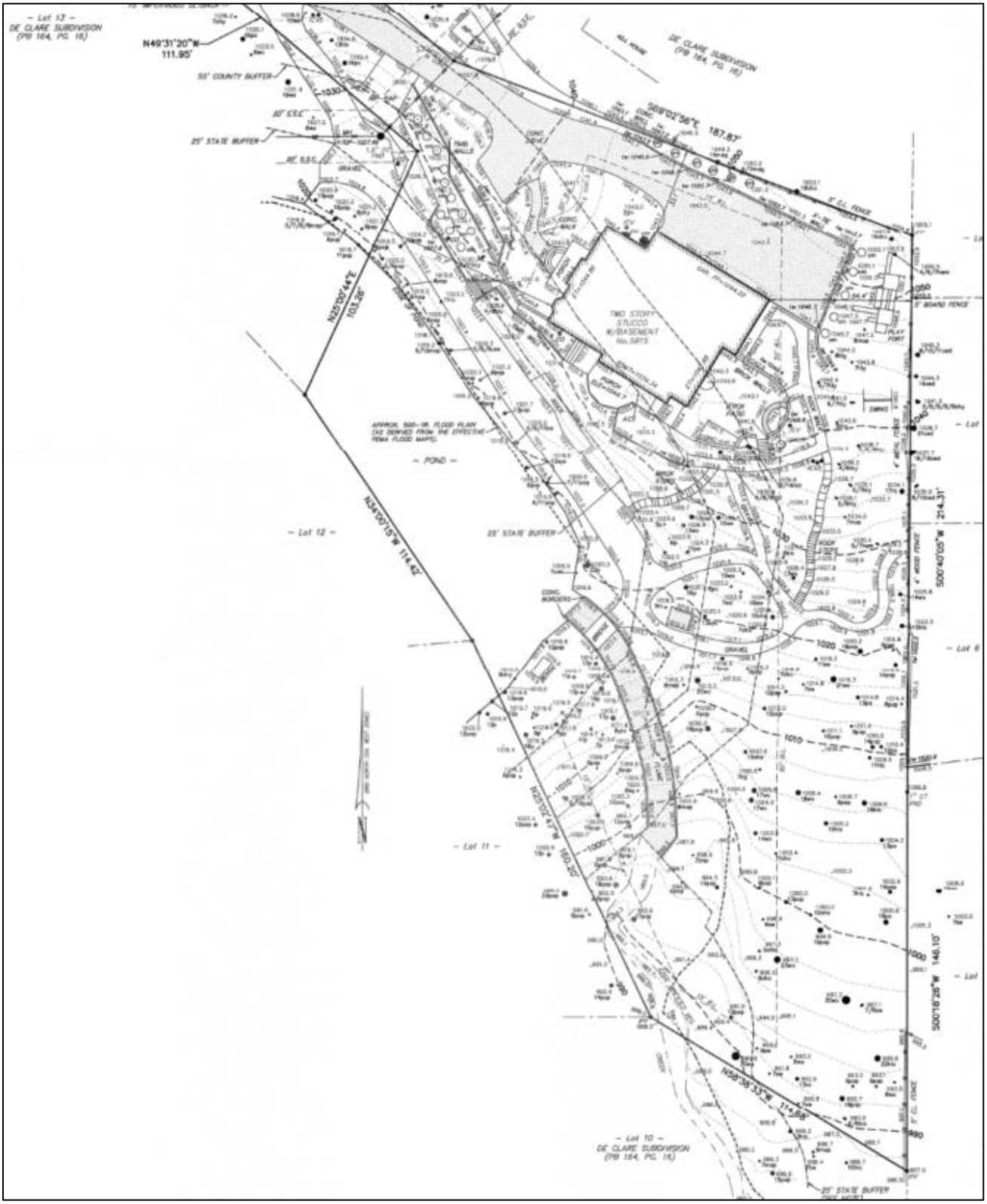
**AERIAL IMAGE**



## ZONING MAP


5815 DECLAIRE COURT
Zoning (Adopted 8-15-2017)
RE - RESIDENTIAL ESTATE
RD - RESIDENTIAL DETACHED
RU - RESIDENTIAL URBAN
RT - RESIDENTIAL TOWNHOUSE
Sandy Springs
0 140 280
Feet
MOUNT VERNON HWY
HEARDS FERRY RD
DE CLAIRE CT
BASS WAY
LONG GROVE DR
LONG ISLAND DR
GREYFIELD PL
MONTROSE LN
MITCHELL RD
GLEN LAKE DR
RE-1
RE-2
RD-27
RD-12
RD-18
RD-9

**SURVEY** received November 18, 2024 and stamped on August 9, 2021



**EXISTING DEVELOPMENT**

According to Fulton County records, the subject 1.62-acre property was platted in 1989, and the original house was built in 1996. The present owners acquired the property in 2021 with a two-story single-family home, with a 3-car garage, a basement, and a deck. There are an existing detention pond sits on the western portion of the property. The house is situated on the northeastern portion of the property, on a plateau which is approximately 20 feet higher than the pond's elevation. Portions of the home sit within the 50-foot undisturbed vegetative buffer and 75-foot impervious surface setback from that detention pond. This is a flag lot, whose obvious shape of a pole and flag, is a lot design that is no longer allowed Sandy Springs. This is one of the largest lots located within the DeClaire subdivision and sits north of Interstate 285 and west of Roswell Road.



***Front of home***




***Aerial image showing the location of the detention pond***

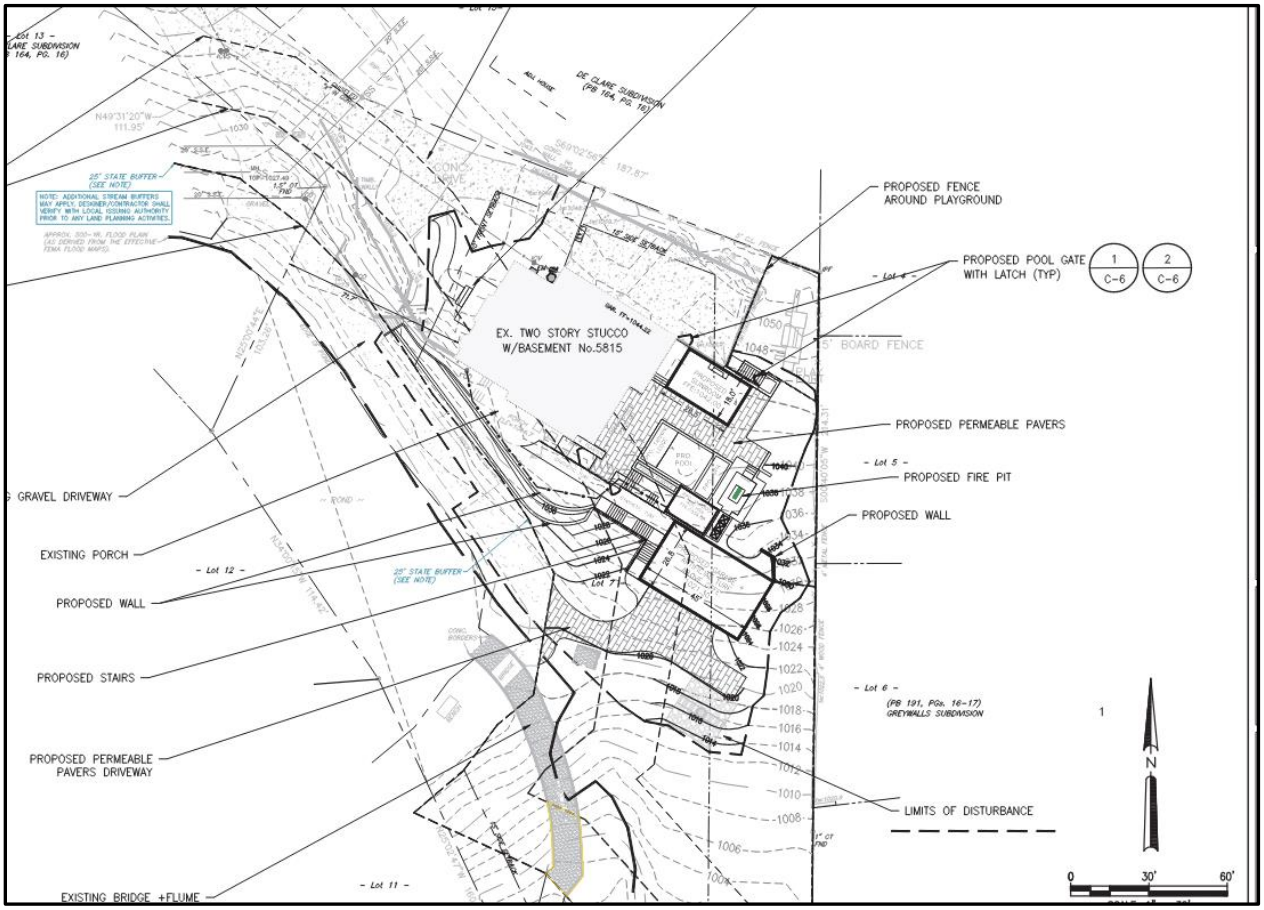


***View of rear yard facing east***



***View of rear yard-east of the detention pond***

## SITE PLAN (received January 15, 2025)



**PROPOSED DEVELOPMENT**

The proposal includes adding an additional underground 3-car garage, sunroom, pool, firepit, outdoor kitchen with associated decks within the 40-foot rear setback. The underground 3-car garage and retaining wall are within the 15-foot grading setback. In addition, the applicants are also proposing portions of the underground 3-car garage, outdoor kitchen, permeable paver driveway and retaining walls wihthin the 50-foot vegetative buffer and 75-foot impervious surface setback. Some of the proposed new driveway and new retaining wall is proposed within the 25-foot State buffer, which will require a variance, which is a process separate from this Board of Appeals variance application.

Section 7.8.24 of the Development Code states, *"Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet."*

Section 9.2.3.A.1. of the Development Code states, *"An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the pointofwrestedvegetation."*

A.2. of the Development Code states, *"All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer."*

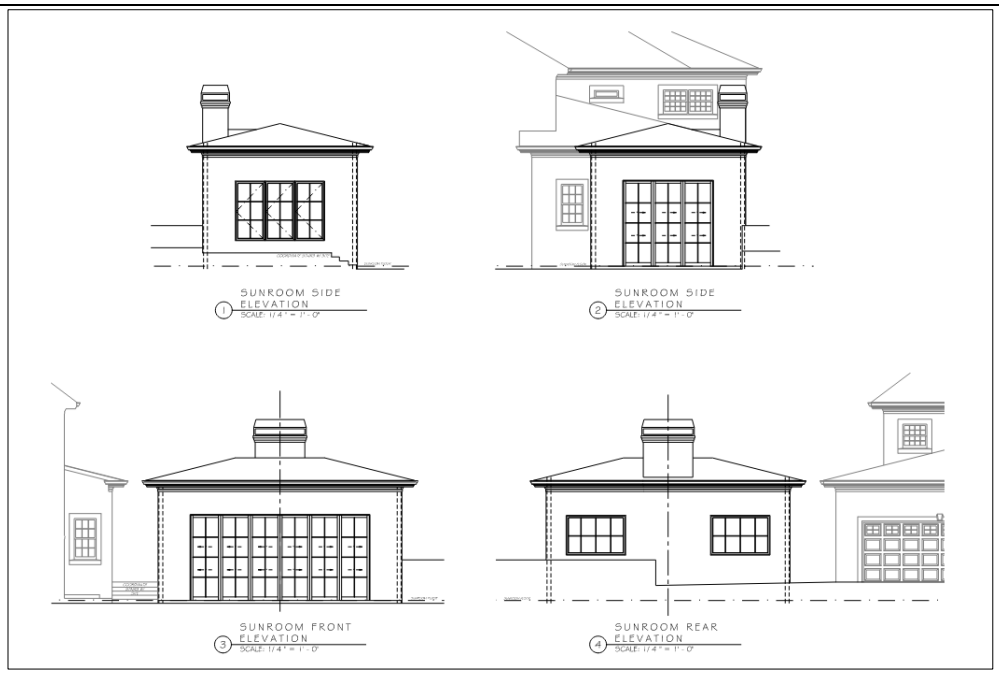
A.2.a. of the Development Code states, "*The purpose of the setback is to prohibit all newly proposed impervious surfaces and to prevent increases in stormwater runoff caused by grading or other land disturbance activities within the impervious surface setback."*

Section 9.4.2.G.3. of the Development Code states, "*In all RD-27 Districts, no grading is allowed within 15 feet of the rear lot line."*

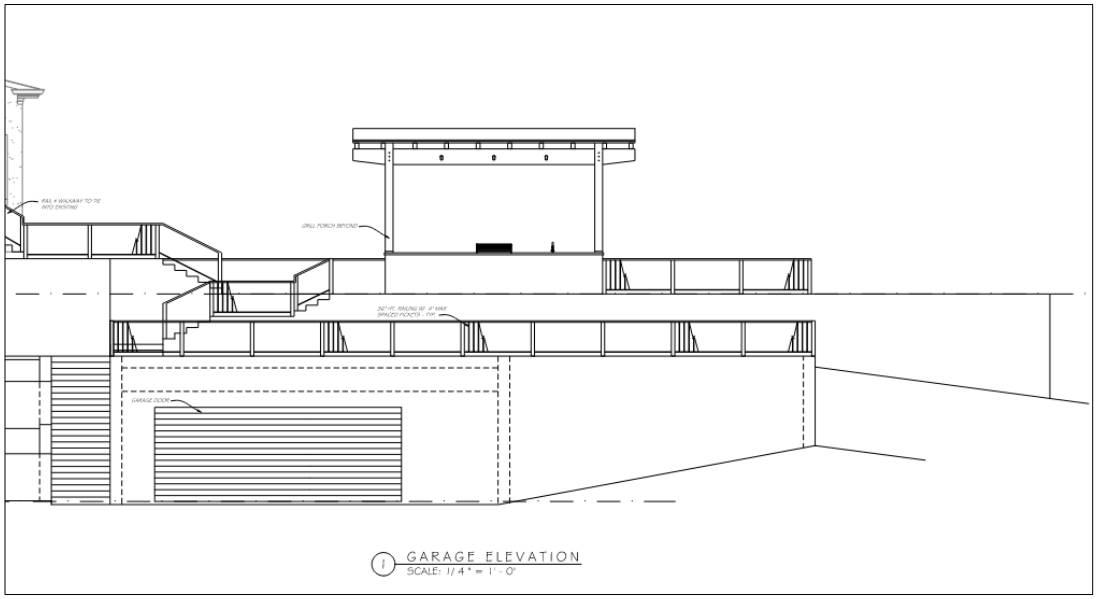
# *Staff's Encroachment Chart*

**Major Residential Accessory Structure (MRAS)*

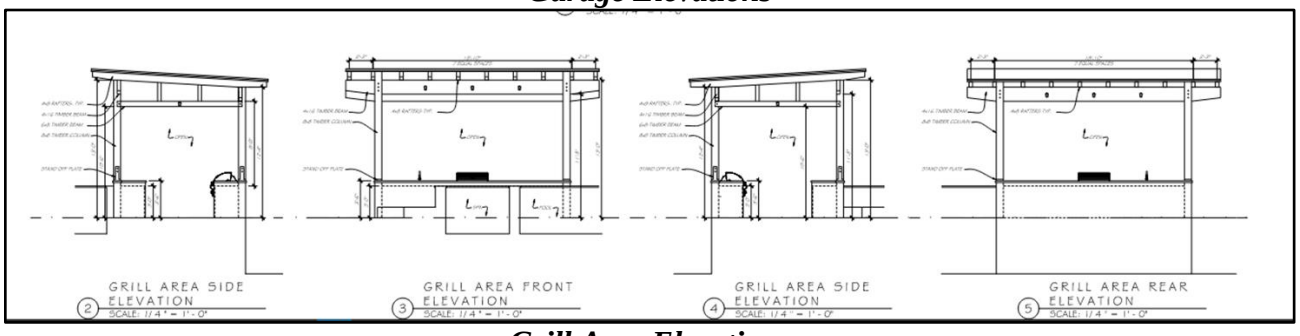
| ***Proposed Site Elements (as shown on site plan)*** | ***50-foot Vegetative Buffer*** | ***75-foot Impervious Surface Setback*** | ***40-foot Rear Setback*** | ***15-foot Grading Setback*** | ***Code Sec/Requirement*** |
|---|---|---|---|---|---|
| **Underground 3-car garage (1036 sf)** | ---- | *320 sf* | *appx. 25 ft* | ---- | ***9.2.3.& 7.8.24**- MRAS must comply with applicable building setbacks if their footprint exceeds 500 square feet* |
| **Sunroom** | ---- | ---- | *appx 15 ft* | ---- | ***7.8.24**- MRAS must comply with applicable building setbacks if their footprint exceeds 500 square feet* |
| **Pool (including tanning ledge, spa as shown on site plan)** | ---- | ---- | ---- | ---- | ***Code Compliant*** |
| **Fire Pit** | ---- | ---- | ---- | ---- | ***Code Compliant*** |
| **Outdoor Kitchen** | ---- | *2 sf* | ---- | ---- | ***9.2.3**. All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer."* |
| **Paver Decking (including stairs, synthetic turf)** | *112 sf* | *1100 sf* | ---- | ---- | ***9.2.3**. All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer."* |
| **Peremeable Paver Driveway** | *363 sf* | *496 sf* | ---- | ---- | **9.2.3.A.1.& A.2.** *An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation.* |
| **Retaining Walls** | *Appx 740 sf* | ---- | ---- | ---- | ***9.2.3.A.1.** An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation.* |
| **limits of disturbance** | ---- | ----- | ---- | *13 ft* | ***9.4.2.G.3.** In the RD-27, RD-18, and RD-15 Districts, no grading is allowed within 15 feet of the rear lot line.* |
| **Underground Stormwater Collection ystem** | ---- | ---- | ---- | *12 ft* | ***9.4.2.G.3.** In the RD-27, RD-18, and RD-15 Districts, no grading is allowed within 15 feet of the rear lot line.* |




***Sunroom Elevations***




***Garage Elevations***




***Grill Area Elevations***

## V-24-38 STREAM BUFFER 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 existing detention pond was platted with the De Clair subdivision in 1989 with the associated stream buffers. The home was developed seven years later in 1996 in compliance with the standards shown on the plat. The 2006 incorporation of the City of Sandy Springs required the 25-foot State buffer in addition the 50-foot vegetative buffer and 75-foot impervious surface setback. According to the survey, the home sits within these last two buffers.

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

Finding: Staff believes that there is no unusual circumstance when strict adherence to the minimal buffer and setback requirements are implemented. The property currently has a 2-story single family home with a 3-car garage that currently sits in the 50-foot vegetative buffer and the 75-foot impervious surface setback.

***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 1.60-acre property is an irregular flagged shaped lot that sits on a plateau and is approximately 20 feet higher than the water's elevation. Portions of the home sits within the 50-foot undisturbed vegetative buffer and 75-foot impervious surface setback. A significant portion of this lot is unbuildable, including the water, flag portion of the lot and the steeper areas to the rear of the lot, however, a more modest back yard improvement project may be more prudent – one that does not intrude into the rear or side setbacks and is more sensitive to the buffers.

***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 development is above the 500-year floodplain. Proposed garage and improvement are above 0.2% flood elevation and is within 50 feet of a state water.

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

Finding: Majority of the proposed underground 3-car garage is within the 50-foot vegetative buffer and 75-foot impervious surface setback, along with the paver driveway and retaining wall in the side/rear yard near the detention pond. Portion of the property contains the 500-year flood plain. Only a miniscule fragment of proposed paver driveway encroaches into this area. No other portion of the proposed development encroaches into the flood plain.

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

Finding: The applicants have indicated on their alternative designs that, "reasons for no alternative …. Working outside of the 75-foot stream buffer and within all property setbacks, the area available is only roughly 1,850 SF to work with on a significant slope." Staff has indicated that there is about a 12-foot change of elevation in the buildable area and possible development of the site could be done in tiers but would require an engineer to design the various site elements.

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

Finding: Staff finds that the proposal appears to capture stormwater runoff from the proposed site elements. However, the provided stormwater plan does not account for the long-term and water quality impact of the proposed variance. If the variance is granted, the developers must provide details on stormwater plan as part of permitting that shows compliance with the Development Code standards.

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

Finding: The granting of the variance would create development within the 50-foot vegetative buffer and 75-impervious surface setback. The purpose of the setback and buffers is to protect the natural resources and to restrict impervious surfaces within this environmentally sensitive area and to prevent increases in stormwater runoff caused by grading or other land disturbance activities. Staff finds the granting of this variance request would not be the least protective of natural resources and the environment.

**V-24-38 GENERAL VARIANCE CONSIDERATIONS (SETBACK & GRADING ENCROACHMENT)**

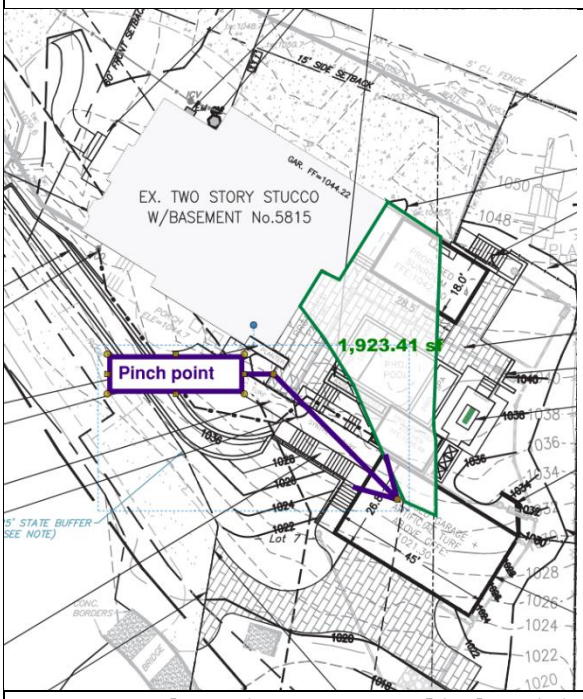
Per Sec. 11.6.2.G. of the Development Code, the following list of approval criteria for a Variance provides guidance for making decisions on approval:

1. ***Variances will only be granted upon showing that:***
   a. ***The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;***

Finding: The variance request includes adding a pool, spa, fire pit, decking, sunroom, outdoor kitchen, and 3-car underground garage that encroaches into the 40-foot rear setback. The variance conflicts with the intent of the Development Code that states, "all buildings and structures must be located at or behind the required setbacks"

b. ***The variance if granted will not be detrimental to the public safety, health, or welfare of the public or injurious to other property;***

Finding: The issuance of this variance may have a detrimental impact on the welfare of neighboring properties, due the close proximity of the proposed development.




c. ***Because of the particular physical surroundings, shape, size, or topographical conditions of the specific property involved, an extraordinary hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;***

Finding: The applicant indicates that they have 1,120 sf of buildable area in compliance with the development code. Staff has measured approximately 2,000 sf of buildable space in the green outline area, not including the code's exemptions and the buildable space pass the pinch point (outlined in purple).

Staff finds that this is sufficient space to develop without requiring a variance therefore this is not a hardship if strict letter of the code is enforced.

d. ***The variance requested is the minimum necessary to accomplish the development or building;***

Finding: The variance request includes adding an additional underground 3-car garage, sunroom, pool, firepit, outdoor kitchen, associated decks, permeable paver driveway, retaining walls, underground stormwater collection system and limits of disturbance within the 50-foot vegetative buffer, 75-foot impervious surface setback, 15-grading setback and/or the 40-foot rear setback. Staff finds that the request is not the minimum

necessary to accomplish the development as the property currently is developed with a 3-story home, 3-car garage a playground and other site components.

e. ***In the case of an amendment to a buffer or setback required by this Code, the variance application shows how equal or greater protection will be achieved of the adjacent property or natural resource affected by the proposed development, should the variance be granted; and.***

Finding: The variance application shows a stormwater management plan that include an observation well for overflow and a perforated pipe trench best management practice (BMP). These practices are direct results for the proposed development and does not provide greater protection of adjacent property or natural resources.

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

Finding: The physical and existing conditions of the property are not the direct result of action of the current property owners. The applicant wishes to encroach into the buffers and setback for various site improvements.

## COMMENTS FROM OTHER PARTIES

**Sandy Springs City Engineer:**
No comment provided.

**Sandy Springs Arborist:**
Alternative designs were not provided for review. The current design is in conflict with the rear setback, stream buffer, and impervious setback on the stream. The proposed design would cause the loss of 13 trees in the stream buffer and disturb 1,605 sf of the 25-foot state buffer and 3,885 sf of the 50-foot city buffer for a total of 5,490 sf of disturbance within the stream buffers. Additionally, the project would impact trees on the property and Boundary Trees, which would trigger mitigation requirements per Section 9.3 of the Development Code.

**Sandy Springs Deputy Building Official:**
In the closing paragraph of the variance analysis, they state that "If the variance is not allowed, the retention walls below the house have a greater chance of failing, possibly making the residence slip down the hill into the retention pond and erosion around the existing structures will continue." Since the City always allows repairs of existing structures, no matter where they are encroaching, their conclusion is unfounded. If they are worried about those existing walls, they should have them inspected by a competent structural engineering firm and propose repairs as needed.

**Sandy Springs Land Development Manager:**
No comment provided.

**Sandy Springs Chief Environmental Compliance Officer:**
No comment provided.

**Sandy Springs Fire Marshal:**
No comment provided

**Sandy Springs Transportation Planner:**
No comment provided.

**Sandy Springs Public Works:**
No comment provided.

**Correspondence Received:**
10 comments in opposition.

**DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION**

Staff recommends **Denial** of Variance V-24-38 a request for a variance from 7.8.24., Sec. 9.2.3.A., and Sec. 9.4.2.G.3 to allow for construction and placement of a major residential accessory structure, over 500 square feet to encroach into the rear building setback, rear grading setback, and the Seventy-Five-Foot Impervious Surface Setback and the Fifty-Foot Vegetative Buffer; in addition to various other accessory structures and site elements, such as pool decking, stairs, retaining walls, and a driveway. If the Board chooses to approve this variance request, Staff recommends the following conditions:

As to general variance:

- tree mitigation plan must be approved by the City Arborist;
- landscape buffer be placed along the east property line in proximity to these improvements and consist of large canopy trees and shrubs;
- additional shrubs be placed along the southern retaining walls to buffer the impact of the land disturbance activity from the retaining walls;
- and construction be substantially similar to the proposed site plan.

As to stream buffer variance:

- Applicant must obtain a state stream buffer variance from Georgia Environmental Protection Division (EPD) before obtaining land disturbance permit for paver driveway
- construction be substantially similar to the proposed site plan.

SPORTS

# Lovett girls achieve dramatic turnaround

**By Greg Oshust**
*Sports Editor*



Special Photo — Ben Ennis

Lovett freshman guard Riley Gallagher (5) looks to drive past a defender during the Lions' 49-43 victory over Hapeville Charter Dec. 3.

Only one year ago, the Lovett girls' basketball team ended a disappointing season with a 1-24 record.

What a difference a year makes for Lovett, which has achieved a dramatic turnaround as it approached the end of the 2024-25 regular season with a 15-7 overall record and 9-2 mark in Region 5AA, along with the No. 8 ranking in Class A-AAA Private, as of Feb. 5.

Leading the big improvement of Lovett's fortunes is first-year coach Taja Diaz, a former college standout player at Fresno State, who comes in with vast coaching experience on the professional level in the WNBA as well as on the NCAA Division I college level.

Inheriting a team that had only seven players on its roster and only about 30 players in the entire program (fifth grade through varsity) last year, Diaz has rebuilt the program and now has 11 players on the varsity as well as 62 in the entire program combined.

In addition, Diaz said she has put strong emphasis on the teaching of basic fundamentals that has paid dividends in a big way for the Lions.

"When I got here at Lovett, my two main goals were to, one, increase the visibility for the sport in general — Lovett has seen a drop off in girls' basketball as a whole, they had seven girls on the varsity team and barely enough for a JV team and only were able to combine seventh and eighth grade teams and we've increased the participation over 50 percent," Diaz said.

"And the second goal was to increase our skill level. So from fifth grade all the way up to varsity, each team — six teams — each team practices for about an hour and a half and we spend at least 30 to 45 minutes just alone on skill development — dribbling, passing, shooting, how to defend — just the basic essentials to be able to even play basketball, because if you don't have those basics, it's very difficult for me to run any plays or call any sets. So, still to this day, we spend at least over half of our practice just doing skill and that's been able to set our kids apart."

While Lovett is still going through growing pains, Diaz said she is encouraged by how well her team plays and focuses in the fourth quarter.

"We average a significantly high amount of turnovers, like almost 30 a game unfortunately," Diaz said. "But in the fourth quarter, we average only about three to five turnovers and that's because their ability to focus at the end of a game is key and we're not beating people by much — two points, three points, one point, though a win is a win — but I think it goes to their ability to lock in and finish the job and I couldn't be more proud of the way our seniors have bought in, they've been fantastic, and they have really just kind of set the tone."

Five-foot-9 freshman guard Riley Gallagher leads Lovett with 15.9 points per game, while 5-7 senior point guard Ella Turner (9.4 points a game) provides veteran leadership and 5-7 sophomore guard Maddy Eford (9.9 ppg) has also played a key role in the Lions' resurgence.

As the No. 2 seed in the Region 5AA tournament at Holy Innocents' Feb. 13 and 15, Lovett has earned a first-round bye and a spot in the semifinals to secure a place in the Class A-AAA Private state tournament — the Lions' first trip to the postseason since 2022.

Lovett has a history of state tournament success, winning the Class AA championship in 2012 as well as achieving a semifinal berth in AA in 2015 and making it to the quarterfinals in '13 (AA) and '18 (AAA), and Diaz said she believes that this year's Lions squad has the potential to make a similar deep run in AAAA this season.

"Their biggest mountain to climb is going to be themselves," said Diaz of her players. "You're dealing with a lot of kids that had some trauma last year going 1-24 and just kind of that shame and we've worked really hard to accept it, acknowledge it and move forward with it and so, I think they have the awareness that, 'OK, I can do anything I put my mind to,' and so we talk a lot about growth mindset and that's really been the biggest key to why we've been able to have the success that we have had. We talk about playing with two things, your heart and your mind, and I've been reading a book to them every single day ever since we started in October called "Mindset" by Carol Dweck and it talks about having a fixed mindset versus a growth mindset. So I think if they can continue to buy into that, we've got a shot at state.

"We've played a little bit of the (teams in Class AAAA) and I've seen on film some of these other private schools. I really believe that this group can go as far they want to go, despite the talent or size advantage that another team may have. I've seen them do some incredible things and when their backs are against the wall, because they've been in these pressure situations before, they know how to fight and I'm really, really proud of them for developing that mindset. So as long as they can stay in that growth mindset, I think they do have a shot to go deep into state — it's going to be their choice."

**SANDY SPRINGS**
**NOTICE OF VARIANCES**

| | |
|---|---|
| Petition Number: | V-24-36 |
| Petitioner: | Mike Ogburn |
| Property Location: | 265 Skyridge Drive<br>Parcel # 06 0352 LL0226 |
| Current Zoning: | RE-2 |
| Request: | Request for a Variance from Sec. 6.5.2.B.1. to allow for a detached garage to be located within the 40-foot side street setback. |
| Public Hearings: | Board of Appeals<br>Wednesday, March 5, 2025 at 6:00 p.m. |
| Location: | Sandy Springs City Hall<br>1 Galambos Way<br>Sandy Springs, GA 30328<br>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-24-38 |
| Petitioner: | Jennifer Robertson |
| Property Location: | 5815 Declaire Court<br>Parcel # 17 012300070140 |
| Current Zoning: | RD-27 |
| Request: | Request for a Variance from Sec. 7.8.24., Sec. 9.2.3.A.2., and Sec. 9.4.2.G.3., to construct various accessory structures within setbacks and buffers. |
| Public Hearings: | Board of Appeals<br>March 5, 2025 at 6:00 p.m |
| Location: | Sandy Springs City Hall<br>1 Galambos Way<br>Sandy Springs, GA 30328<br>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-24-41 |
| Petitioner: | Kaye Barwood |
| Property Location: | 460 Laurel Chase Court<br>Parcel # 17 013600020090 |
| Current Zoning: | RD-18 |
| Request: | Request for a Variance from Sec. 9.2.3.A.2. to allow for a deck to encroach into the 75-foot Impervious Surface Setback and the 50-foot Vegetative Buffer. |
| Public Hearings: | Board of Appeals<br>March 5, 2025 at 6:00 p.m. |
| Location: | Sandy Springs City Hall<br>1 Galambos Way<br>Sandy Springs, GA 30328<br>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**. |

# Pace Academy boys aim for another state basketball title

**By Greg Oshust**
*Sports Editor*



Special Photo — Fred Assaf

Pace Academy freshman forward Bentley Lusakueno (0) dunks the ball while junior center Hayden Clay (15) and senior forward Chandler Bing (3) look on during the Knights' 80-63 victory over Northside rival Westminster Dec. 14.

With its regular season schedule now complete, Pace Academy is now focused on winning yet another state boys' basketball championship.

The Knights completed the regular season with a 77-67 victory over Jackson Feb. 4, and enter the Region 4AAAA tournament, which they are hosting Feb. 10 through 14, having already clinched a spot in the Class AAAA state tournament as the top seed with a 21-4 record and a perfect 14-0 mark in region play as well as the No. 1 ranking in Class AAAA.

Pace is aiming for its second state boys' basketball title in three years and fourth in six years as well as sixth overall and coach Sharman White said he is confident about where his team is at as they enter the postseason.

"We feel good about where we are right now," White said. "We've done a real good job in the region and solidifying the No. 1 seed and qualifying for state already, so we feel good about that. We feel like our best basketball is still ahead of us. I feel like we're getting to the point where we are playing our best basketball and that's nothing to be ashamed of, because you want to be playing your best basketball right now. So we feel we've got some room to grow and hopefully we'll get there."

After having won the Class AAAA championship in 2023, Pace will try to return to the top after losing to Northside rival and eventual state runner-up Holy Innocents' 62-58 in the second round of the AAAA playoffs last year.

"That was a tough loss and it was a tough draw," White said. "We figured if we got out of that game, we would go pretty far and Holy Innocents' ended up going all the way to the championship game. For us, though, it was a tough loss. But our guys have used that as a motivating factor, but also we just want to be synonymous with competing for state championships year in and year out.

"Expectations are going to change, so we can say that it is a motivating factor, but we would have been motivated whether that would have happened or not, because that's where we want to be at year in and year out."

Pace is led by 5-foot-11 senior point guard Eric Chatfield, Jr., a Georgia Tech signee who is averaging 18.6 points and 4.2 assists a game, along with 6-foot-7 senior forward Chandler Bing (18.8 points, 5.9 rebounds a game), who is being recruited heavily by a number of NCAA Division I colleges.

White is aiming for his 11th state championship in a storied coaching career that includes seven state titles at Miller Grove (2009-14, '16) as well as three at Pace (2020, '21, '23).

"Well, I feel like it's the first one, because you never know when you're going to get back," White said. "I've been fortunate through my career to be able to do it quite a few times, but I never take it for granted and I treat every one like it's the first one. I'm going after this one with the same hunger that I went after the very first one at Miller Grove. I don't try to take shortcuts to it and figure out if it's going to happen or not, I just try to take it as it is and one day at a time with it and good things happen if you do it like that, because sometimes we get ahead of ourselves and we tend to think it's going to be automatic and I tell the kids that all the time.

"It's not given, no matter how good you are — it's not a given that you're going to be there at the end. So I just draw from that kind of experience, to be able to be in it quite a few times. But you've got to take it one day at a time and that's what we're doing over here and that's the mindset our our players and our staff."

SANDY SPRINGS
GEORGIA

**Sandy Springs**
**Planning and Zoning**
1 Galambos Way Sandy Springs, GA 30328
Tel. (770) 730-5600

# Project Information Sheet

**Property**

| | |
|---|---|
| **Address:** | 5815 DECLAIRE CT, SANDY SPRINGS, GA, 30328 |
| **Parcel ID:** | 17 012300070140 |
| **Applicant:** | Jennifer Robertson |
| **Applicant Email:** | jrhodes@chathamlandscapes.com |
| **Applicant Phone:** | [redacted] |

**Application**

| | |
|---|---|
| **Type of Variance:** | Stream Buffer |
| **Description of Request:** | Div. 9.2. of the Development Code Variance to build in the buffer of the retaining pond bordering the property. Construction in buffer includes: pool, pool deck, retaining wall, stairs, covered outdoor kitchen, underground garage/storage area, replacement of existing gravel drive, and replacement of existing retaining walls. |
| **Current use of the property:** | Residence |
| **Current Zoning:** | RD-27: Residential Detached (27,000 square feet minimum lot size) |

Letter of Intent - Variance

To Whom it may Concern,

We request a variance to develop within the 25', 50', and 75' stream buffers on the property of our clients, Matt and Adrienne Hunt.

We need the variance as our client is not able to develop below the 75' stream buffer which covers nearly half of the property. Sandy Springs Development Code states that no additional construction will be allowed below the 75' stream buffer. The existing two-story house was already built before the code prevented development. It would not be possible to construct the additions we are proposing on the North-East side of the property as there is too much slope and would affect many more trees/vegetation.

Existing on the property is one two-story single family house with 3,290 sf (on ground level garage). The existing concrete driveway stretches from the road (DeClaire Ct.) to the garage on the northern side of the house. A concrete wall retains the grade above part of the driveway. An existing gravel drive provides access from the concrete driveway to the retention pond and existing concrete flume. Existing brick and timber walls hold up the grade between the house and gravel drive. Existing brick, flagstone, and gravel patios and walkways are behind the residence and connect the back of the residence to the gravel drive. Existing impervious encroachments on the retaining pond are 2,757 sf in the 25' buffer, 2,162 sf in the 50' buffer, and 4,852 sf in the 75' buffer. In total, there is currently 19,517 sf of impervious surface on the property of 68,156 sf (1.565 acres).

The property is narrower along DeClaire Ct. (just wide enough for the driveway) and widens out further down to the Southwest part of the property. Part of the retention pond (shared with neighbors) encroaches on the property. In total, the slope over the entire property changes between 70-80 feet in grade change (highest point is top of drive at DeClaire Ct. and lowest is the most southern edge. From the end of the concrete driveway (North of residence) to the edge of the retaining pond is a drop of roughly 30 ft. The existing retaining walls (brick and timber) between the house and gravel drive hold between 5'-15' in grade change (existing walls height between 1-4). Most of the property is covered with mature trees mostly in the Southwest part of the property.

Alternative designs to reduce the need for a variance were to not develop in the 75' stream buffer. The only area available outside of the 75' stream buffer and inside the 50' rear buffer is roughly 1,120 sf. As this is not enough space for development, the design expands to the edge of the property, passing the 50' rear buffer line, and completely taking up the setback area between the house and the rear of the property. The alternative designs included the pool, pool patio, synthetic turf, sunroom, and retaining walls/stairs, but not the outdoor kitchen, firepit area, underground garage, or revisions to the existing retaining walls. To be able to have any of the listed areas/structures listed, the design would be crossing the rear property buffer and have

development all the way to the property line.  Part of the existing patio would still be left, as it is within the 75’ buffer and the only access to the backyard is within the 75’ buffer and 50’ buffer (from porch).  This design would require significant grading as the grade change is between 14-18’.  The alternative design would also remove access to the lower patio, below the porch, and create a fire safely hazard.  As the brick and lumber retaining walls are 25’ and 50’ stream buffers, a variance would still be needed to replace these retaining walls for better structure and safety of holding the house on the steep grade.  The alternatives were rejected as the existing doors to the house are within the 75’ buffer and any development would need allow access to the doors, there is not enough development space without developing to the back property line, the grade changes needed would be extreme, access to the lower patio would be removed (creating fire hazard as there would be no access), and the brick and timber walls would still need to be replaced as they will fail with the weight of the house uphill. The client is more than willing to decrease the impervious coverage from the existing patio, driveway, etc. and change those to a permeable alternative within the design scope. As seen in the chart in the plan package, the impervious surface is decreased in all areas of the stream buffer, except for the 75’ buffer where it only increases by about 275 sf.

Thank you for your time and consideration.

Jennifer Robertson

1290 Kennestone Cir Suite D200

Marietta, Ga 30066

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: Matthew Hunt | Sworn and subscribed before me this<br>13 th day of November 20 24 |
| Address:<br>5815 De Claire Court | Notary public:<br>Jean B Wood |
| City, State, Zip Code:<br>Atlanta, GA 30328 | Seal:<br>JEAN B WOOD NOTARY PUBLIC COBB COUNTY, GA MY COMMISSION EXPIRES NOVEMBER 05 2026 |
| Email address: [redacted] | |
| Phone number: | |
| Owner's signature: | Commission expires: 11/05/2026 |

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

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: Adrienne Hunt | Sworn and subscribed before me this<br>13 th day of November 20 24 |
| Address:<br>5815 De Claire Court | Notary public: Jean B Wood |
| City, State, Zip Code:<br>Atlanta, GA 30328 | Seal: JEAN B WOOD NOTARY PUBLIC COBB COUNTY, GA MY COMMISSION EXPIRES NOVEMBER 05 2026 |
| Email address: [redacted] | |
| Phone number: | |
| Owner's signature: Adrienne Hunt | Commission expires: 11/05/2026 |

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

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: | Sworn and subscribed before me this<br>____ th day of _____ 20 ___ |
| Address: | |
| City, State, Zip Code: | Notary public: |
| Email address: | Seal: |
| Phone number: | |
| 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:<br>☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or<br>☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or<br>☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*) | |
|---|---|
| Applicant's name: Jennifer Robertson | |
| Company name: Chatham Landscape Services | Sworn and subscribed before me this |
| Address: 1290 Kennestone Cir. Suite D200 | 14 th day of November 20 24 |
| City, State, Zip Code: Marietta, Georgia, 30066 | Notary public: Patricia G Smith |
| Email address: jrhodes@chathamlandscapes.com | Seal: PATRICIA G SMITH NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 18, 2025 |
| Phone number: [redacted] | |
| Applicant's signature: Jennifer Robertson | Commission expires: 10/18/25 |

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: | Sworn and subscribed before me this<br>____ th day of _____ 20 ___ |
| Address: | |
| City, State, Zip Code: | Notary public: |
| Email address: | Seal: |
| Phone number: | |
| 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:<br>☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or<br>☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or<br>☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*) | |
|---|---|
| Applicant's name: Hannah Fisher | |
| Company name: Chatham Landscape Services | Sworn and subscribed before me this |
| Address:<br>1290 Kennestone Cir. Suite D200 | 14 th day of November 20 24 |
| City, State, Zip Code:<br>Marietta, Georgia, 30066 | Notary public: Patricia G Smith |
| Email address: [redacted] | Seal: PATRICIA G SMITH NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 18, 2025 |
| Phone number: 229-947-9334 | |
| Applicant's signature: | Commission expires: 10/18/24 |

**Written Description – 5815 De Claire Court**

All that tract or parcel of land lying and being in Land Lot 123, 17th District, City of Sandy Springs, Fulton County, Georgia and being Lot 14, De Claire Subdivision and being more particularly described as follows:

**BEGINNING** at an iron pin found on the southeast right of way of De Claire Court (44 foot right of way), said iron pin being 443.91 feet southerly, as measured along said right of way of De Claire Court, from the intersection of the north easterly right of way of De Claire Court and the southeasterly right of way of Mount Vernon Highway; thence leaving said right of way of De Claire Court S 20°40'19" E a distance of 55.19 feet to an iron pin found; thence along a curve to the left, following the curvature thereof, for an arc distance of 27.20 feet, said curve having a radius of 55.00 feet and being subtended by a chord of S 35°30'01" E 26.92 feet to an iron pin found; thence S 49°37'48" E a distance of 100.42 feet to a chiseled "X" in the concrete drive; thence S 69°02'56" E a distance of 187.87 feet to an iron pin found; thence S 00°40'05" W a distance of 214.31 feet to a one inch crimped top pipe found; thence S 00°18'26" W a distance of 146.10 feet to an iron pin found; thence N 58°38'33" W a distance of 114.68 feet to an iron pin found; thence N 25°02'47" W a distance of 160.20 feet to a point; thence N 34°00'15" W a distance of 114.42 feet to a point; thence N 25°00'44" E a distance of 103.26 feet to a one and a half inch open top pipe found; thence N 49°31'20" W a distance of 111.95 feet to an iron pin found; thence along a curve to the right, following the curvature thereof, for an arc distance of 44.99 feet, said curve having a radius of 90.00 feet and being subtended by a chord of N 35°26'51" W 44.53 feet to an iron pin found; thence N 20°49'56" W a distance of 54.96 feet to an "X" mark found on top of an electric transformer on the southeasterly right of way of De Claire Court; thence along said right of way N 69°06'02" E a distance of 27.76 feet to a point; thence along said right of way, along a curve to the left, following the curvature thereof, for an arc distance of 7.40 feet, said curve having a radius of 197.05 feet and being subtended by a chord of N 68°27'13" E 7.40 feet to the **POINT OF BEGINNING**. Said tract contains 68,156 square feet or 1.565 acres as shown on a survey prepared by Delta 1 Land Surveying, LLC, dated July 26, 2001 and most recently revised November 14, 2024.

# Variance Analysis

a. The variance request is to develop in the 25', 50' and 75' stream buffers, negating the code to not develop below the 75' buffer. The intent is to reduce the impervious surface within the 25' and 50' buffers and replace the failing retaining walls within the 25' and 50' buffers for better structure.

b. If granted, this variance will not be detrimental to the public safety, health, and welfare of the public or injurious to other property. Part of the plan is to replace existing walls and add additional erosion control to the property, securing the grade and keeping the house from falling down the incline.

c. This property has between 70-80 ft of grade change and has a unique property shape. The property has a narrow strip allowing for the drive which expands further out and downhill to the Southeast. The retention pond is located on the Southwest of the property. There is a steep slope from the retention pond to the house (around 30' grade change) and the house is within the 75' buffer. All access points to the backyard are within the 75' buffer.

d. If the strict letter of regulations is followed, there is only 1,120 sf of backyard area for development. The 75' stream buffer and 50' rear property buffer do not allow for development anywhere else behind the residence. In this space between the house and rear property line, there is roughly 14-18' of grade change.

e. The variance is needed to complete this project as we are unable to replace the failing retaining walls in the 25' and 50' buffers and unable to develop to the proposed scope in the small area allowed by code.

f. If the variance is allowed, the replaced retaining walls will provide better structure to hold the grade and the house up the steep slope, the added drainage system designed for the new structures will mitigate stormwater and reduce erosion, and the portion of replaced gravel drive will be made of pervious pavers closer to the retention pond.

g. If the variance is not allowed, the retention walls below the house have a greater chance of failing, possibly making the residence slip down the hill into the retention pond and erosion around the existing structures will continue.

CLERK'S OFFICE: RECORDING INFORMATION ONLY

## GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 9 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 37,267. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 125,531.

ALL I.P.'s ARE ½" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0142 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL 100-YEAR FLOOD HAZARDS, HOWEVER SOME PORTIONS OF THIS PROPERTY DO LIE IN ZONE "X" SHADED ZONE "X" SHADED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

REFERENCES: 1) DB 60025, PG. 412
2) PB 164, PG. 16

THIS PROPERTY IS CURRENTLY ZONED RD-27 PER THE CITY OF SANDY SPRINGS G.I.S. DEPT.

SETBACKS: FRONT = 60 FEET
SIDE = 15 FEET
REAR = 40 FEET (50 FEET EXTERNAL BDY.)

AREA = 68,156 SQ. FT.
1.565 ACRES

De CLAIRE COURT
44' R.W.

GRID NORTH (GA. WEST ZONE)

ADDRESS:
5815 De CLAIRE COURT
SANDY SPRINGS, GA 30328

### ABBREVIATIONS ~

| | | | |
|---|---|---|---|
| ABL = ABELIA | | HYD = HYDRANGEA | |
| AUC = AUCUBA | | ICV = IRRIGATION CONTROL VALVE | |
| AHY = AMERICAN HOLLY | | IMP = IMPATIENS | |
| AZ = AZALEA | | IPF = IRON PIN FOUND | |
| BB = BARBERRY | | JAS = JASMINE | |
| BE = BEECH | | JHY = JAPANESE HOLLY | |
| BEG = BEGONIA | | JM = JAPANESE MAPLE | |
| BHY = BURFORD HOLLY | | JUN = JUNIPER | |
| BIR = BIRCH | | LIR = LIRIOPE | |
| BP = BRADFORD PEAR | | LL = LAWN LIMITS | |
| BW = BOXWOOD | | MAG = MAGNOLIA | |
| CAL = CALADIUM | | MAP = MAPLE | |
| CAM = CAMELLIA | | NAN = NANDINA | |
| CE = COTONEASTER | | OGH = OREGON GRAPE HOLLY | |
| CED = CEDAR | | OLL = OTTOLUYKEN LAUREL | |
| CHY = CHERRY | | P = PINE | |
| CH = CHINESE HOLLY | | PE = POOL EQUIPMENT | |
| CHN = CHESTNUT | | PF = POOL FILTER | |
| CHO = CHESTNUT OAK | | POP = POPLAR | |
| CJ = CRYPTOMERIA JAPONICA | | RO = RED OAK | |
| CL = CHERRY LAUREL | | RT = RED TIP | |
| CO = CLEAN OUT | | SG = SWEET GUM | |
| CM = CRAPE MYRTLE | | SP = SPRUCE | |
| DG = DWARF GARDENIA | | SPIG = SPIGOT | |
| DS = DOWNSPOUT | | SPK = SPRINKLER | |
| DW = DOGWOOD | | SW = SOURWOOD | |
| EL = ELAEAGNUS | | UDS = UNDERGROUND DOWNSPOUT | |
| EM = ELECTRIC METER | | UNK = UNKNOWN | |
| ET = EXTERIOR THRESHOLD | | VIN = VINCA | |
| FF = FINISH FLOOR | | VLIR = VARIEGATED LIRIOPE | |
| FOR = FORSYTHIA | | VP = VARIEGATED PRIVET | |
| GE = GOLDEN EUONYMUS | | VM = VENT WELL | |
| GLF = GROUND LIGHT FIXTURE | | WAO = WATER OAK | |
| GM = GAS METER | | WLO = WILLOW OAK | |
| HB = HACKBERRY | | WL = WILLOW | |
| HEM = HEMLOCK | | WM = WATER METER | |
| HIC = HICKORY | | WO = WHITE OAK | |
| HH = HELLERI HOLLY | | WP = WHITE PINE | |
| HOS = HOSTA | | WW = WINDOW WELL | |
| HLY = HOLLY | | YI = YARD INLET | |

### LEGEND

| | | |
|---|---|---|
| IPF | = | 1/2" REBAR FND. |
| IPS | = | 1/2" REBAR SET |
| R.W. | = | RIGHT OF WAY |
| SSE | = | SANITARY SEWER EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| L.L.L. | = | LAND LOT LINE |
| C.L. | = | CENTERLINE |
| CT | = | CRIMP TOP PIPE |
| OT | = | OPEN TOP PIPE |
| CMP | = | CORRUGATED METAL PIPE |
| RCP | = | REINFORCED CONCRETE PIPE |
| DI | = | DROP INLET |
| JB | = | JUNCTION BOX |
| MH | = | MANHOLE |
| CB | = | CATCH BASIN |
| BM | = | BENCHMARK |
| PP | = | POWER POLE |
| FH | = | FIRE HYDRANT |
| CMF | = | CONCRETE MONUMENT FND. |
| B.C. | = | BACK OF CURB |
| E.P. | = | EDGE OF PAVEMENT |
| FEN | = | FENCE |
| O.H. | = | OVERHEAD ELEC. SERVICE LINE |
| B.L. | = | BUILDING LINE |
| U.G. | = | UNDERGROUND POWER LINE |
| TX | = | TRANSFORMER |

NOTE: ADDITIONAL STREAM BUFFERS MAY APPLY. DESIGNER/CONTRACTOR SHALL VERIFY WITH LOCAL ISSUING AUTHORITY PRIOR TO ANY LAND PLANNING ACTIVITIES.

BOUNDARY & TOPOGRAPHIC SURVEY FOR

# MATTHEW & ADRIENNE HUNT

(BEING LOT 14, De CLAIRE SUBDIVISION)
LOCATED IN LAND LOT 123
17th DISTRICT, CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
JULY 26, 2021 1"=20'

20 10 0 20 40 60
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL.

NOVEMBER 14, 2024:
1) REVISED CURVE INFO. FOR BOUNDARY.
2) ADDED STREAM BUFFERS.

GEORGIA REGISTERED No. 2950 PROFESSIONAL LAND SURVEYOR E. TRAVIS DURHAM

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

E. TRAVIS DURHAM, GA. RLS No. 2950 — 11-14-24

| | | |
|---|---|---|
| JOB # 21-080 | DRAWN BY: JB | FIELD CREW: JE,SJ |
| FIELD DATE: 7-26-21 | | PLAT PREPARED: 8-09-21 |


DELTA 1 LAND SURVEYING, LLC
361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 597-3533
(FIRM LICENSE No. LSF 001041)

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020

CITY OF SANDY SPRINGS CONSTRUCTION DOCUMENTS FOR:

# 5815 DeCLAIRE COURT

## LAND LOT 123, DISTRICT 17
## CITY OF SANDY SPRINGS,
## FULTON COUNTY, GEORGIA

## SITE NOTES:

1. THE SITE CONTAINS: 1.57 ACRES / 68,158 SF
   TOTAL DISTURBED ACREAGE: 0.59 ACRES / 25,564 SF

   STREET ADDRESS: 5815 DeCLAIRE COURT, SANDY SPRINGS, GA 30328

   ZONING: RD-27 (RESIDENTIAL DETACHED)
   MINIMUM LOT AREA = 27,000 SF
   MINIMUM LOT WIDTH = 120 FT.
   MINIMUM CANOPY COVERAGE = 30%
   MINIMUM FRONT SETBACK = 60 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%
   ADDITIONALLY, PER CODE SECTION 6.1.1.H (5) IN RE- AND RD- DISTRICTS, THE BASE MAXIMUM LOT COVERAGE MAY BE SUPPLEMENTED BY 5% IF MITIGATION MEASURES ARE IMPLEMENTED. THE MITIGATION CONSISTS OF PROVIDING STORMWATER INFILTRATION FOR THE ADDITIONAL IMPERVIOUS AREA BEYOND THE BASE MAXIMUM LOT COVERAGE AT A RATE OF 2.4 INCHES IN 24 HOURS.

2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DELTA 1 LAND SURVEYING CO. DATED 18-09-2021.

3. THIS SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0142F 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 NOT 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.

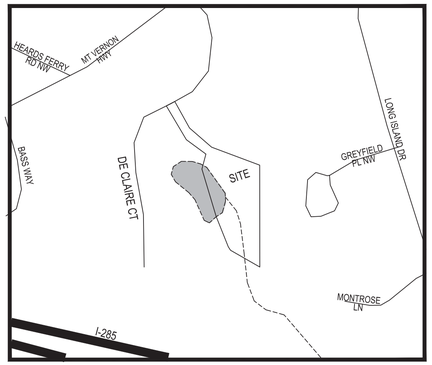
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

## UTILITY AND OTHER STRUCTURES REQUIREMENTS:

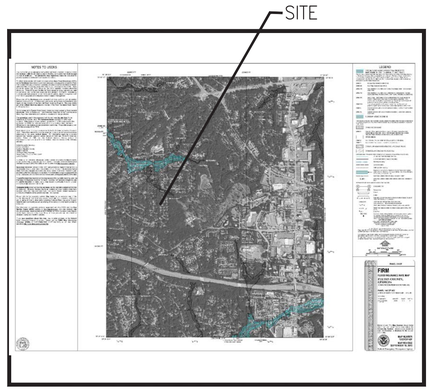
1. PROVIDE LOCATION OF EXISTING SANITARY SEWER LATERAL AND NOTE THAT IT IS TO BE RE-USED. IF A CLEANOUT DOES NOT EXIST IN ACCORDANCE WITH FULTON COUNTY STANDARD DRAWING NUMBER 711, SHOW ON PLAN WHERE ONE IS REQUIRED.
   EXISTING CLEANOUT TO BE BE USED FOR NEW CONSTRUCTION. SEE C-1
2. PROVIDE SANITARY SEWER LINE FROM CLEANOUT TO HOUSE.
   PROPOSED SEWER LINE FOR ADDITION ONLY EXISTING HOUSE LINE TO REMAIN
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:

SEE EX TREE LOCATIONS IN RELATION TO DISTURBED AREA ON SHEET C-4.




LOCATION MAP
N.T.S.




FEMA MAP
N.T.S.

## 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.
   SEE SHEET C-3.
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
   SEE SHEET C-3
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.
   SEE 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.
   TEST IN PROGRESS
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.
   SEE SHEET C-3
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".
   SEE SHEET C-3
9. PROVIDE A GPS (GEORGIA STATE PLANE ZONE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN.
   SEE SHEET C-3

## CONSTRUCTION NARRATIVE:

THE PROPOSED PLAN CALLS FOR THE DEMOLITION OF EXISTING WALKWAYS AND CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE FAMILY HOUSE INCLUDING A SUNROOM GARAGE AND A POOL CONFORMING TO ZONING RD-27. ALL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

## CITY OF SANDY SPRINGS NOTES:

1. THIS SITE IS APPROXIMATELY 1.5 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS NOT INSIDE THE 2000 FT CORRIDOR.
2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT
3. THERE IS AN EXISTING STRUCTURE 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 ORPLANS 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 = 1.56 ACRES / 68,158 SF
   TOTAL PROPOSED IMPERVIOUS AREA = 0.53 ACRES
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 SPRINGS PRE CONSTRUCTION MEETING NOTES:

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

"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 _____ 01-06-2025 DATE

## 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" X 36" PAPER
2. PROJECT NAME AND ADDRESS, SUBDIVISION NAME AND LOT NUMBER (IF APPLICABLE), LAND LOT, DISTRICT, AND ZONING.
   5815 DeCLAIRE COURT, SANDY SPRINGS, GA 30328, LAND LOT 123, 17TH DISTRICT, ZONING RD-27
3. OWNER'S NAME AND COMPLETE ADDRESS INCLUDING ZIP CODE.
   ADRIENNE HUNT-5815 DeCLARE COURT, SANDY SPRINGS, GA 30328
4. NAME, TELEPHONE NUMBER, AND GSWCC LEVEL 1A CERTIFICATION NUMBER OF A 24-HOUR CONTACT.
   JENNIFER ROBERTSON 770-427-3020
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 C-1, SITE ACREAGE ON C-1, SCALE IS 1" = 20'
7. BOUNDARY INFORMATION INCLUDING BEARINGS AND DISTANCES ALONG ALL PROPERTY LINES AND A LOCATION SKETCH.
   PROVIDE SOURCE.
   SHOWN ON SURVEY PER SURVEYOR
8. STREET NAME.
   DeCLAIRE COURT
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 ARE SHOWN ON THE SURVEY (S-1) AND 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 ALL TREES SHOWN ON SURVEY (S-1). ALL KNOWN PIPES ARE SHOWN ON PLAN C-1.
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).
    HOUSE IS PROPOSED AS A PART OF THIS PLAN.
15. LOCATION OF ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, ETC.
    APPLICABLE EXISTING AND PROPOSED EASEMENTS AND BUFFERS SHOWN ON SHEET C-1 RESPECTIVELY.
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.
    PROPOSED DRIVEWAY SHOWN ON SHEET C-1. 10' DISTANCE FROM FIRE HYDRANT SHOWN ON C-1.
17. FLOOD PLAIN NOTE AND FLOOD INSURANCE RATE MAP (F.I.R.M) PANEL NUMBER AND EFFECTIVE DATE:
    THIS SITE IS NOT LOCATED WITHIN A ZONE [SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0142 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 AND C-1.1 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.
    PROPOSED DRIVEWAY AND DETAIL ON C-1.
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
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

## SHEET LIST

| SHEET NO. | SHEET TITLE |
|---|---|
| CV | COVER |
| S-1 | SURVEY |
| D-1 | DEMOLITION PLAN |
| C-1 | SITE PLAN |
| C-1.1 | SITE ELEVATION PLAN |
| C-1.2 | BUFFER CALCULATIONS PLAN |
| C-2 | ES&PC PLAN |
| C-3 | STORMWATER PLAN |
| C-4 | TREE PLAN |
| C-5 | CONSTRUCTION DETAILS |
| C-6 | CONSTRUCTION DETAILS |
| C-7 | ALTERNATE DESIGN/REASONS FOR NO ALTERNATIVE |


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


PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM

COVER SHEET

| REVISIONS | |
|---|---|
| 12-06-24 | LAYOUT REVISION |
| 12-11-24 | LAYOUT REVISION - AJU |
| 01-06-25 | LAYOUT REVISION - AJU |

| | |
|---|---|
| DATE | 11-08-24 |
| SCALE | AS SHOWN |
| DRAWN | AHG |
| CHECKED | GHB |

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAILEY III

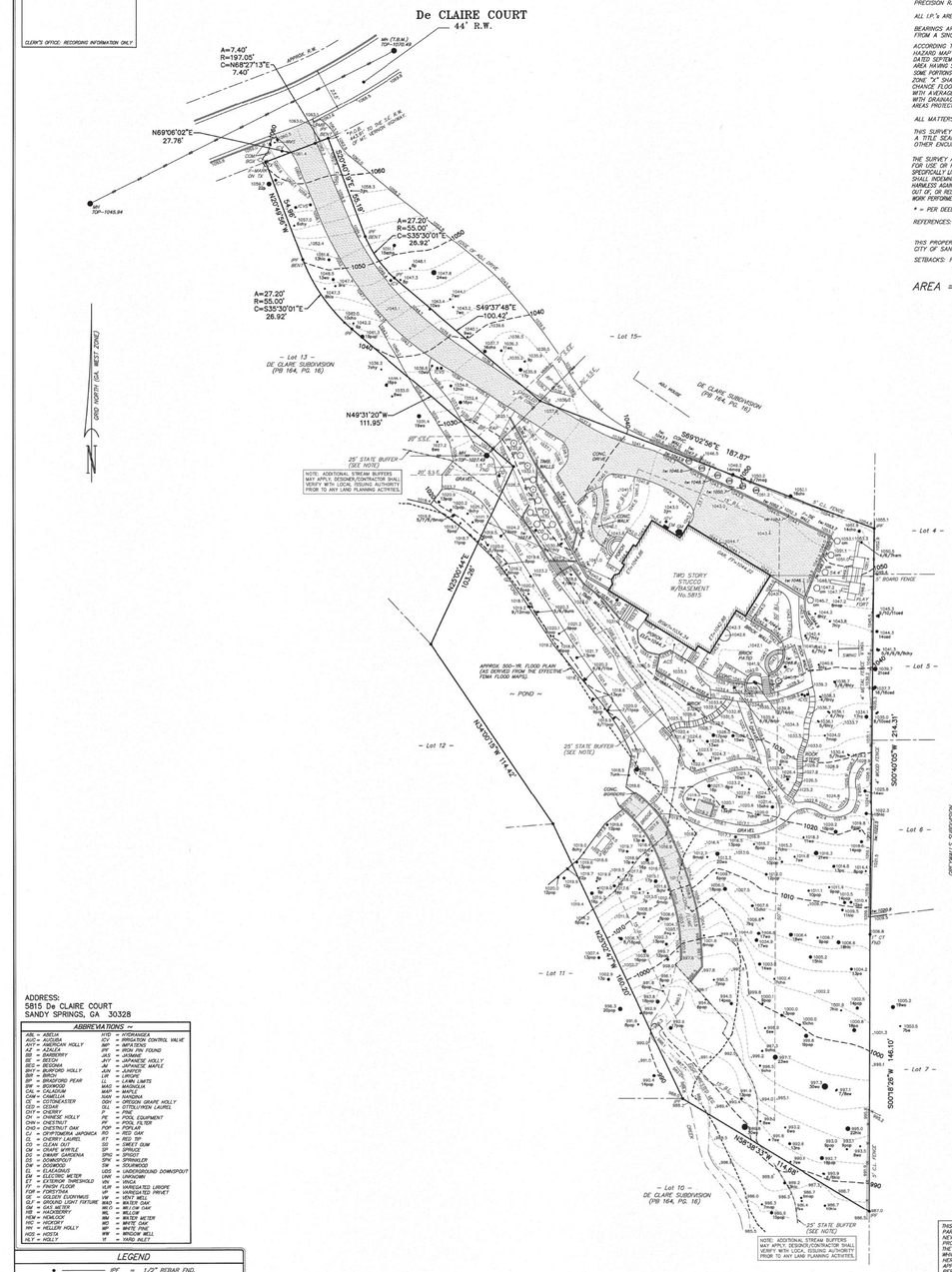
CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
CV

CLERK'S OFFICE: RECORDING INFORMATION ONLY

De CLAIRE COURT
44' R.W.




ADDRESS:
5815 De CLAIRE COURT
SANDY SPRINGS, GA 30328

*GENERAL NOTES:~*

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 9 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 37,287. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 125,531.

ALL I.P.'s ARE ⅜" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0142 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL 100-YEAR FLOOD HAZARDS, HOWEVER SOME PORTIONS OF THIS PROPERTY DO LIE IN ZONE "X" SHADED ZONE "X" SHADED IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

* = PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

REFERENCES: 1) DB 60025, PG. 412
2) PB 164, PG. 16

THIS PROPERTY IS CURRENTLY ZONED RD-27 PER THE CITY OF SANDY SPRINGS G.I.S. DEPT.

SETBACKS: FRONT = 60 FEET
SIDE = 15 FEET
REAR = 40 FEET (50 FEET EXTERNAL BDY.)

AREA = 68,156 SQ. FT.
1.565 ACRES

*ABBREVIATIONS ~*

| | | | |
|---|---|---|---|
| ABL = ABELIA | | HYD = HYDRANGEA | |
| ACV = ACUBA | | ICV = IRRIGATION CONTROL VALVE | |
| AHY = AMERICAN HOLLY | | IMP = IMPATIENS | |
| AZ = AZALEA | | IPF = IRON PIN FOUND | |
| BB = BOTTLEBRUSH | | JAS = JASMINE | |
| BD = BOXWOOD | | JHY = JAPANESE HOLLY | |
| BEG = BEGONIA | | JM = JAPANESE MAPLE | |
| BHY = BURFORD HOLLY | | JUN = JUNIPER | |
| BIR = BIRCH | | LIR = LIRIOPE | |
| BPR = BRADFORD PEAR | | LL = LANDSCAPE LIMITS | |
| BW = BOXWOOD | | MAG = MAGNOLIA | |
| CAL = CALADIUM | | MAP = MAPLE | |
| CAM = CAMELLIA | | MUH = MUHLY GRASS | |
| CE = CITTERACEUS | | OGH = OREGON GRAPE HOLLY | |
| CED = CEDAR | | OLI = SITTOLLYKEN LAUREL | |
| CHY = CHERRY | | P = PINE | |
| CH = CHINESE HOLLY | | PE = POOL EQUIPMENT | |
| CHR = CHRYSLER | | PIT = PITTOSPORUM | |
| CHS = CHESTNUT OAK | | POP = POPULAR | |
| CJ = CRYPTOMERIA JAPONICA | | RO = RED OAK | |
| CL = CHERRY LAUREL | | RT = RED TIP | |
| CO = CLEAR OAK | | SG = SWEET GUM | |
| CRE = CRAPE MYRTLE | | SM = SPIREA | |
| DS = DWARF SARDENIA | | SPG = SPIGOT | |
| DS = DOWNSPOUT | | SPR = SPRINKLER | |
| DW = DRIVEWAY | | SW = SIDEWALK | |
| EL = ELAEAGNUS | | UDD = UNDERGROUND DOWNSPOUT | |
| EM = ELECTRIC METER | | UNK = UNKNOWN | |
| ET = EXTERIOR THRESHOLD | | VIN = VINCA | |
| FF = FINISH FLOOR | | VLH = VARIEGATED LIRIOPE | |
| FOR = FORSYTHIA | | WAX = WAX MYRTLE PRIVET | |
| GE = GOLDEN CLEVYINGS | | VM = VENT MELL | |
| GLF = GROUND LIGHT FIXTURE | | WAO = WATER OAK | |
| GM = GAS METER | | WHO = WHITE OAK | |
| HB = HACKBERRY | | WIL = WILLOW | |
| HEM = HEMLOCK | | WM = WATER METER | |
| HIC = HICKORY | | WO = WHITE OAK | |
| HLH = HOLLEN HOLLY | | WP = WHITE PINE | |
| HOS = HOSTA | | WV = WATER VELL | |
| HLY = HOLLY | | YI = YARD INLET | |

*LEGEND*

| | | |
|---|---|---|
| IPF | = | 1/2" REBAR FND. |
| IPS | = | 1/2" REBAR SET |
| R/W | = | RIGHT OF WAY |
| SSE | = | SANITARY SEWER EASEMENT |
| DE | = | DRAINAGE EASEMENT |
| L.L.L. | = | LAND LOT LINE |
| C.L. | = | CENTERLINE |
| CT | = | CRIMP TOP PIPE |
| OT | = | OPEN TOP PIPE |
| CMP | = | CORRUGATED METAL PIPE |
| RCP | = | REINFORCED CONCRETE PIPE |
| DI | = | DROP INLET |
| JB | = | JUNCTION BOX |
| MH | = | MANHOLE |
| CB | = | CATCH BASIN |
| BM | = | BENCHMARK |
| PP | = | POWER POLE |
| FH | = | FIRE HYDRANT |
| CMF | = | CONCRETE MONUMENT FND. |
| B.C. | = | BACK OF CURB |
| E.P. | = | EDGE OF PAVEMENT |
| FEN | = | FENCE |
| O.H. | = | OVERHEAD ELEC. SERVICE LINE |
| B.L. | = | BUILDING LINE |
| U.G. | = | UNDERGROUND POWER LINE |
| TX | = | TRANSFORMER |

*BOUNDARY & TOPOGRAPHIC SURVEY FOR*

**MATTHEW & ADRIENNE HUNT**

(BEING LOT 14, De CLAIRE SUBDIVISION)

LOCATED IN LAND LOT 123
17th DISTRICT, CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
JULY 26, 2021 1"=20'

20 10 0 20 40 60
SCALE IN FEET
CONTOUR INTERVAL = 2 FT.
VERTICAL DATUM IS APPROX. MEAN SEA LEVEL.

GEORGIA REGISTERED No. 3990 PROFESSIONAL LAND SURVEYOR

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

Travis Durham 8-09-21
E. TRAVIS DURHAM, GA. RLS No. 3990

JOB # 21-080 | DRAWN BY: JB | FIELD CREW: JL,SJ
FIELD DATE: 7-26-21 | PLAT PREPARED: 8-09-21


DELTA 1
LAND SURVEYING, LLC
361 WESTCHESTER WAY
CANTON, GEORGIA 30115
PHONE: (770) 507-3533
(FIRM LICENSE No. LSF 001041)

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020

## DEMOLITION NOTES:

1. 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. 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.
2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
3. 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 UNLESS PREVIOUSLY STATED BY OWNER.
4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
6. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
7. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.

AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5650 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND CONTACT PER PORTAL WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION OR DEMOLITION

## GENERAL DEMOLITION SCOPE:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

① REMOVE EXISTING FRONT PORCH AND BASE

② REMOVE EXISTING STAIRS (BY HAND IN AREA OF TREE CRZ AND BUFFER)

③ REMOVE PORTION OF EXISTING WALKWAYS / PATIOS (BY HAND IN AREA OF TREE CRZ TO REMAIN AND BUFFER)

④ REMOVE EXISTING WALLS (BY HAND IN AREA OF TREE CRZ AND BUFFER)

REMOVAL OF DEBRIS OR ITEMS OUTSIDE OF LIMITS OF DISTURBANCE TO BE REMOVED BY HAND OR HAND MACHINERY.
REMOVAL WORK IN AREA OF CRITICAL ROOT ZONE OF EXISTING TREES TO BE DONE BY HAND OR HAND MACHINERY

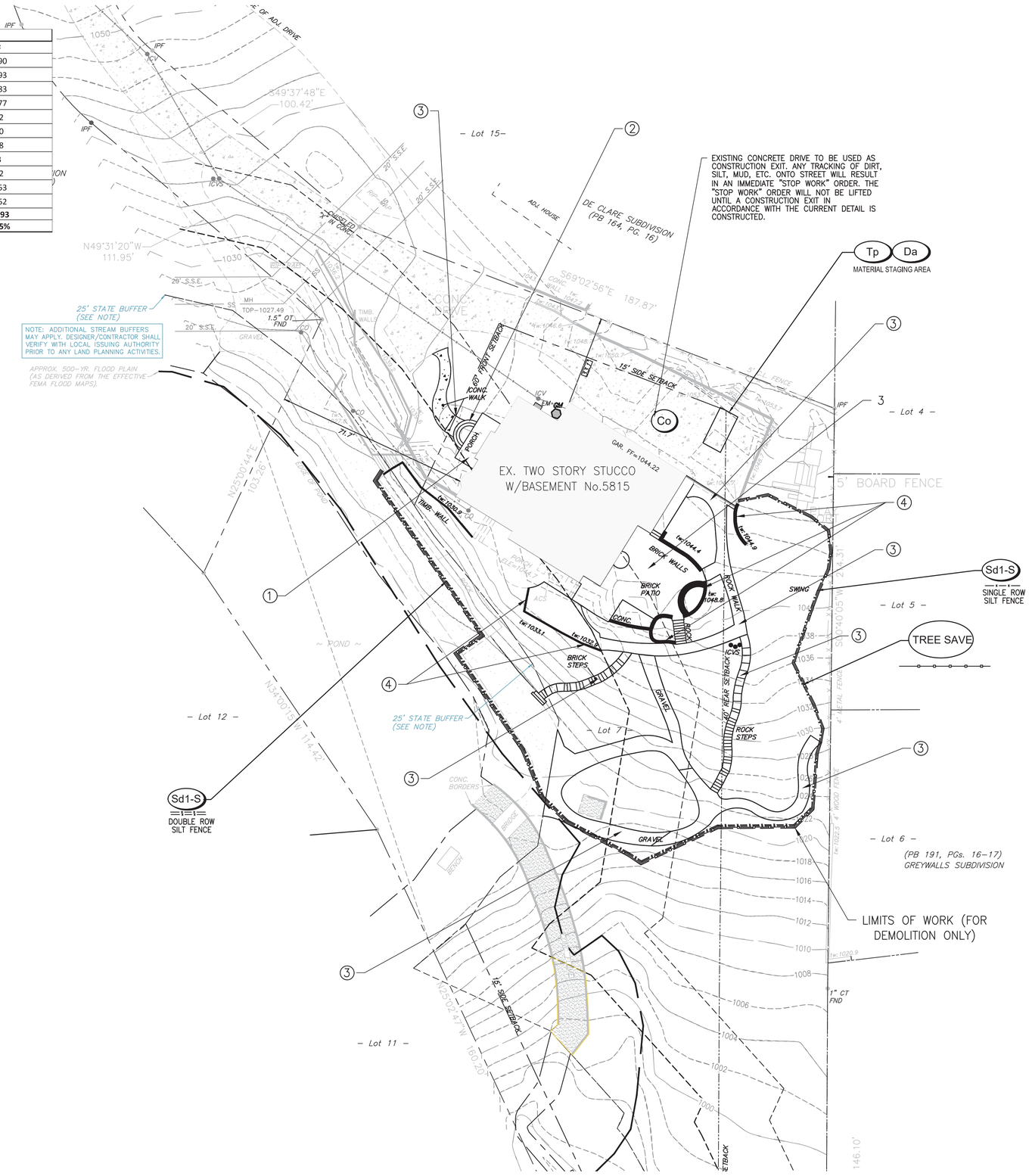
## PRE-CONSTRUCTION LOT COVERAGE:

| EXISTING IMPERIVIOUS AREA | |
|---|---|
| **EXISTING IMPERIVIOUS AREA** | **SF** |
| EXISTING HOUSE | 3,290 |
| EXISTING CONCRETE DRIVEWAY | 6,593 |
| EXISTING GRAVEL DRIVEWAY | 2,783 |
| EXISTING PATIOS | 1,077 |
| EXISTING FRONT WALK | 162 |
| EXISTING PORCH | 360 |
| EXISTING ROCK AREA | 198 |
| EXISTING UTILITY PAD | 63 |
| EXISTING WALLS + CURB | 462 |
| GRAVEL + BRICK PATHWAYS+ STAIRS | 2,853 |
| EXISTING CONCRETE FLUME + BRIDGE | 1,752 |
| **TOTAL EXISTING IMPERVIOUS AREA** | **19,593** |
| **LOT COVERAGE %** | **28.75%** |

## SEDIMENT STORAGE CALCULATIONS:

SILT FENCE PROVIDED = 800 LINEAR FEET (DOUBLE ROW + SINGLE ROW)
SEDIMENT STORAGE REQUIRED = 0.55 * 67 = 39.32 CU YD
SEDIMENT STORAGE PROVIDED = 800 LF * .05 = 40.00 CU YD

NO TREES REMOVED OR DESTROYED AS A PART OF DEMOLITION




0 20' 40'
SCALE: 1" = 20'

GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

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

PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM

DEMOLITION PLAN

| DATE | 11-08-24 | | REVISIONS |
|---|---|---|---|
| SCALE | AS SHOWN | 12-06-24 | LAYOUT REVISION |
| DRAWN | AHG | 12-11-24 | LAYOUT REVISION - AJJ |
| CHECKED | GHB | 01-06-25 | LAYOUT REVISION - AJJ |

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAYS III

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
D-1

## SITE NOTES:

1. THE SITE CONTAINS: 1.57 ACRES / 68,158 SF
   TOTAL DISTURBED ACREAGE: 0.59 ACRES / 25,564 SF

   STREET ADDRESS: 5815 DeCLAIRE COURT, SANDY SPRINGS, GA 30328

   ZONING: RD–27 (RESIDENTIAL DETACHED)
   MINIMUM LOT AREA = 27,000 SF
   MINIMUM LOT WIDTH = 120 FT.
   MINIMUM CANOPY COVERAGE = 30%
   MINIMUM FRONT SETBACK = 60 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%
   ADDITIONALLY, PER CODE SECTION 6.1.1.H (5) IN RE– AND RD– DISTRICTS, THE BASE MAXIMUM LOT COVERAGE MAY BE SUPPLEMENTED BY 5% IF MITIGATION MEASURES ARE IMPLEMENTED. THE MITIGATION CONSISTS OF PROVIDING STORMWATER INFILTRATION FOR THE ADDITIONAL IMPERVIOUS AREA BEYOND THE BASE MAXIMUM LOT COVERAGE AT A RATE OF 2.4 INCHES IN 24 HOURS.

2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DELTA 1 LAND SURVEYING CO. DATED 18–09–2021.

3. THIS SITE IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD ZONE AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0142F DATED SEPTEMBER 18, 2013 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

4. THE HOUSE FOOTPRINT IS EXISTINGAND REPRESENTS THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT 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.

## CITY OF SANDY SPRINGS NOTES:

1. THIS SITE IS APPROXIMATELY 1.5 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS NOT INSIDE THE 2000 FT CORRIDOR.

2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT

3. THERE IS AN EXISTING STRUCTURE 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 ORPLANS 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 = 1.56 ACRES /68,158 SF
   TOTAL PROPOSED IMPERVIOUS AREA = 0.59 ACRES 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 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 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 AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR SCREEN OR WINDOW IS OPENED. THE ALARMS MUST COMPLY WITH UL2017.

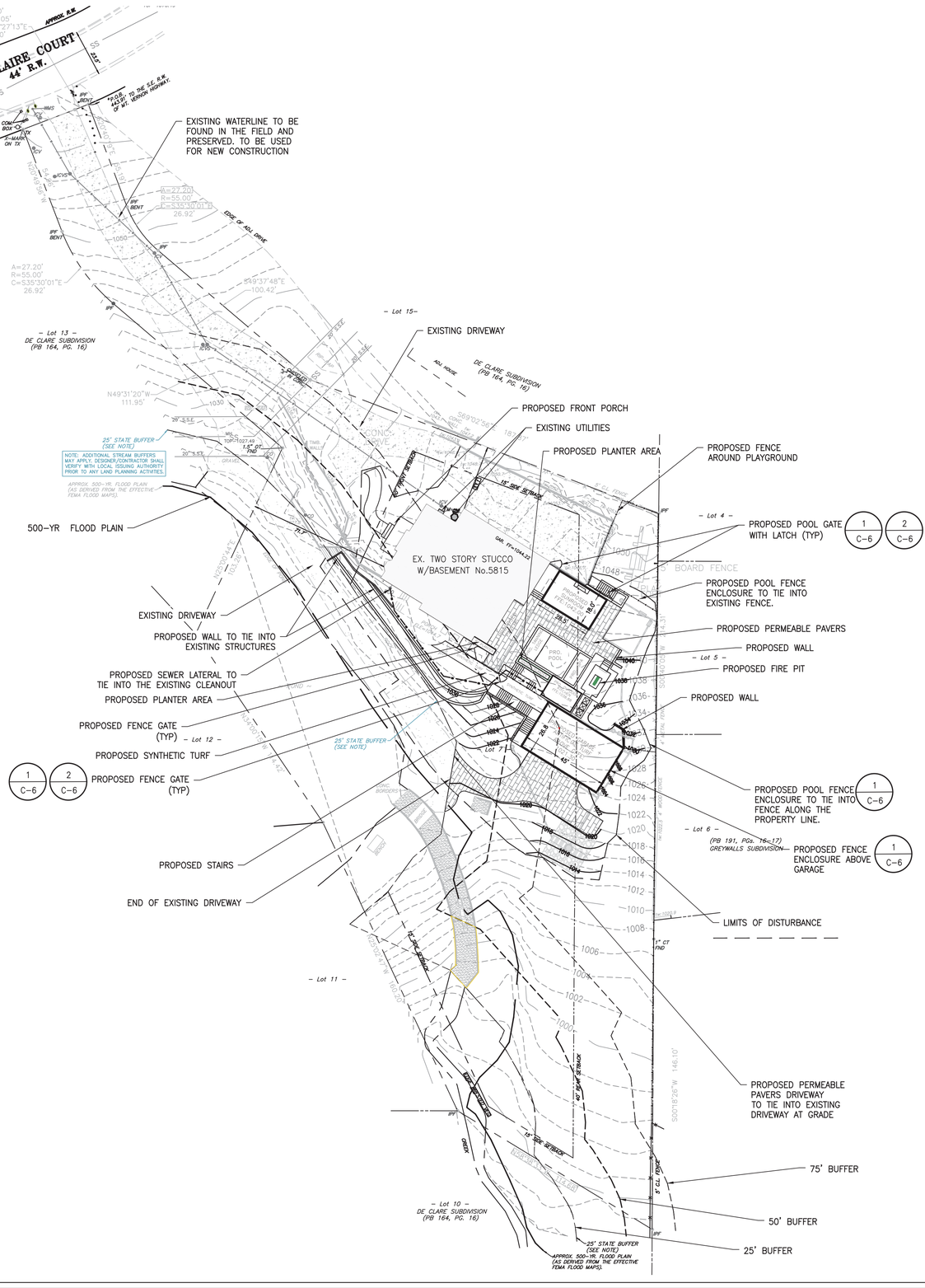
9. GROUND– MOUNTED EQUIPMENT SCREENING WILL BE AS HIGH AS HIGHEST POINT OF EQUIPMENT BEING SCREENED AT TIME OF PLANTING.

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.

## POST-CONSTRUCTION LOT COVERAGE:

| EXISTING IMPERVIOUS AREAS TO REMAIN | TOTAL IMPERVIOUS (SF) |
|---|---|
| EXISTING HOUSE | 3,290 |
| EXISTING CONCRETE DRIVEWAY | 6,593 |
| EXISTING GRAVEL DRIVEWAY | 2,783 |
| EXISTING PORCH | 277 |
| EXISTING ROCK AREA | 198 |
| EXISTING WALLS + CURB | 270 |
| EXISTING CONCRETE FLUME + BRIDGE | 1,752 |
| EXISTING UTILITY PAD | 63 |
| EXISTING STAIRS | 265 |
| **TOTAL - EXISTING IMPERVIOUS TO REMAIN** | **15,491** |
| | |
| **PROPOSED IMPERVIOUS AREA** | **TOTAL IMPERVIOUS (SF)** |
| PROPOSED PERVIOUS PAVERS DRIVEWAY (1361SF) | 0 |
| PROPOSED SYNTHETC TURF (381 SF) | 0 |
| PROPOSED FRONT WALK | 205 |
| PROPOSED FRONT PORCH | 159 |
| PROPOSED WALKWAYS + STAIRS | 623 |
| PROPOSED PAVERS AT POOL DECK+ PATIO (1,196SF) | 0 |
| PROPOSED SUNROOM | 513 |
| PROPOSED FIRE PIT AREA | 303 |
| PROPOSED OUTDOOR KITCHEN | 216 |
| PROPOSED POOL AND SPA | 580 |
| PROPOSED UNDERGROUND GARAGE | 1,073 |
| PROPOSED WALLS + CONCRETE OF PLANTERS | 286 |
| PROPSED HVAC PAD | 61 |
| **TOTAL - PROPOSED IMPERVIOUS AREA** | **4,019** |
| | |
| **TOTAL IMPERVIOUS AREA** | **19,510** |
| **LOT COVERAGE %** | **28.62%** |
| | **TOTALS PER BUFFER (SF)** |

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020




GEORGIA811
Utilities Protection Center, Inc
Know what's below. Call before you dig.

N

0 30' 60'
SCALE: 1" = 30'

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

PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM

SITE PLAN

| DATE | 11-08-24 | 12-06-24 | 12-11-24 | 01-06-25 |
|---|---|---|---|---|
| SCALE | AS SHOWN | LAYOUT REVISION | LAYOUT REVISION | LAYOUT REVISION |
| DRAWN | AHG | AJJ | AJJ | AJJ |
| CHECKED | GHB | GHB | GHB | GHB |

REVISIONS

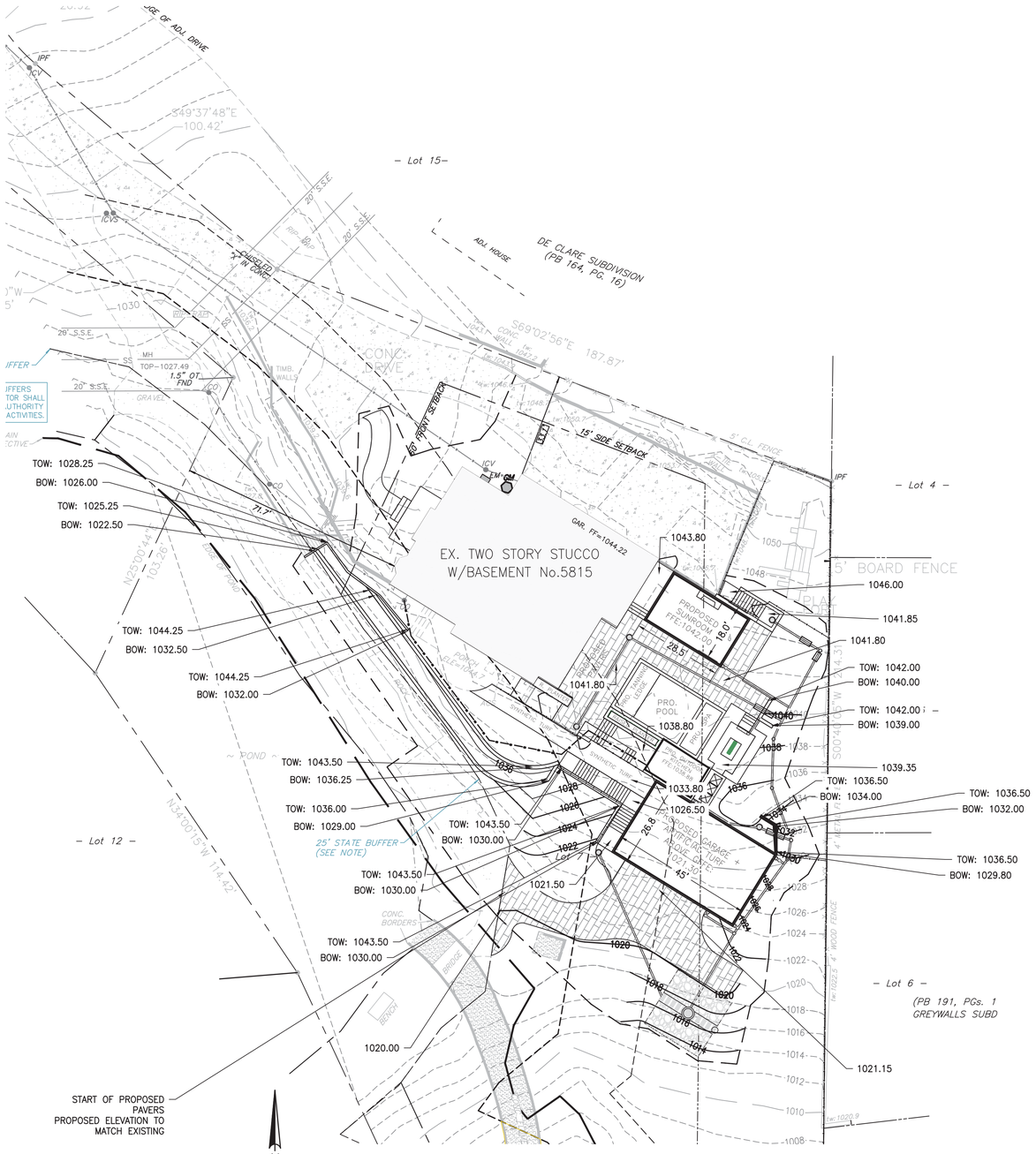
GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAYLIS III 27182

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
C-1

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020




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SITE ELEVATION PLAN

| REVISIONS | |
|---|---|
| DATE | 11-08-24 |
| SCALE | AS SHOWN |
| DRAWN | AHG |
| CHECKED | GHB |
| 12-06-24 | LAYOUT REVISION |
| 12-11-24 | LAYOUT REVISION - AJJ |
| 01-06-25 | LAYOUT REVISION - AJJ |

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1111 GEORGE H. BAYS

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
C-1.1

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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.

## CITY OF SANDY SPRINGS NOTES:

1. THIS SITE IS APPROXIMATELY 1.5 MILES AWAY FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS NOT INSIDE THE 2000 FT CORRIDOR.

2. THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT

3. THERE IS AN EXISTING STRUCTURE 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 ORPLANS 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 = 1.58 ACRES / 68,158 SF
   TOTAL PROPOSED IMPERVIOUS AREA = 0.59 ACRES

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 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 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 AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR 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.

## PRE-CONSTRUCTION IMPERVIOUS CALCULATIONS:

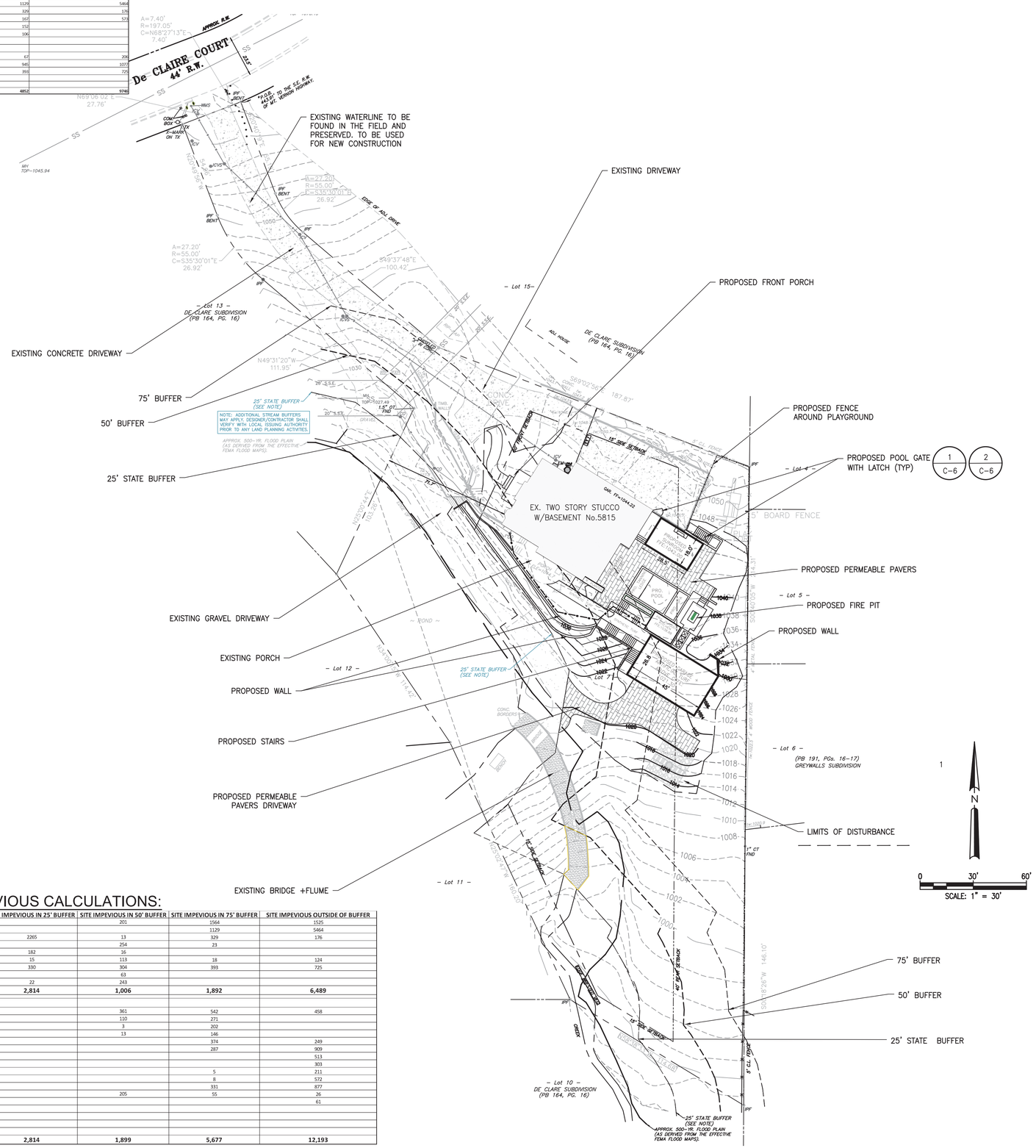
| EXISTING IMPERVIOUS AREA | SF | SITE IMPEVIOUS IN 25' BUFFER | SITE IMPEVIOUS IN 25'-50' BUFFER | SITE IMPEVIOUS IN 50'-75' BUFFER | SITE IMPEVIOUS OUTSIDE OF 75' BUFFER |
|---|---|---|---|---|---|
| EXISTING HOUSE | 3,290 | | 201 | 1564 | 1525 |
| EXISTING CONCRETE DRIVEWAY | 6,593 | | | 1129 | 5464 |
| EXISTING GRAVEL DRIVEWAY | 2,783 | 2265 | 13 | 329 | 176 |
| EXISTING PATIOS | 1,077 | | 337 | 167 | 573 |
| EXISTING FRONT WALK | 162 | | 10 | 152 | |
| EXISTING PORCH | 360 | | 254 | 106 | |
| EXISTING ROCK AREA | 198 | 182 | 16 | | |
| EXISTING UTILITY PAD | 63 | | 63 | | |
| EXISTING WALLS + CURB | 462 | 15 | 174 | 67 | 206 |
| GRAVEL + BRICK PATHWAYS+ STAIRS | 2,853 | 41 | 790 | 945 | 1077 |
| EXISTING CONCRETE FLUME + BRIDGE | 1,752 | 330 | 304 | 393 | 725 |
| **TOTAL EXISTING IMPERVIOUS AREA** | **19,593** | | | | |
| **LOT COVERAGE %** | **28.75%** | | | | |
| | **TOTALS** | **2833** | **2162** | **4852** | **9746** |

## POST-CONSTRUCTION IMPERVIOUS CALCULATIONS:

| EXISTING IMPERVIOUS AREAS TO REMAIN | TOTAL IMPERVIOUS (SF) | SITE IMPEVIOUS IN 25' BUFFER | SITE IMPEVIOUS IN 50' BUFFER | SITE IMPEVIOUS IN 75' BUFFER | SITE IMPEVIOUS OUTSIDE OF BUFFER |
|---|---|---|---|---|---|
| EXISTING HOUSE | 3,290 | | 201 | 1564 | 1525 |
| EXISTING CONCRETE DRIVEWAY | 6,593 | | | 1129 | 5464 |
| EXISTING GRAVEL DRIVEWAY | 2,783 | 2265 | 13 | 329 | 176 |
| EXISTING PORCH | 277 | | 254 | 23 | |
| EXISTING ROCK AREA | 198 | 182 | 16 | | |
| EXISTING WALLS + CURB | 270 | 15 | 113 | 18 | 124 |
| EXISTING CONCRETE FLUME + BRIDGE | 1,752 | 330 | 304 | 393 | 725 |
| EXISTING UTILITY PAD | 63 | | 63 | | |
| EXISTING STAIRS | 265 | 22 | 243 | | |
| **TOTAL - EXISTING IMPERVIOUS TO REMAIN** | **15,491** | **2,814** | **1,006** | **1,892** | **6,489** |
| | | | | | |
| **PROPOSED IMPERVIOUS AREA** | **TOTAL IMPERVIOUS (SF)** | | | | |
| PROPOSED PERVIOUS PAVERS DRIVEWAY (13615F) | 0 | | 361 | 542 | 458 |
| PROPOSED SYNTHETC TURF (381 SF) | 0 | | 110 | 271 | |
| PROPOSED FRONT WALK | 205 | | 3 | 202 | |
| PROPOSED FRONT PORCH | 159 | | 13 | 146 | |
| PROPOSED WALKWAYS + STAIRS | 623 | | | 374 | 249 |
| PROPOSED PAVERS AT POOL DECK+ PATIO (1,196SF) | 0 | | | 287 | 909 |
| PROPOSED SUNROOM | 513 | | | | 513 |
| PROPOSED FIRE PIT AREA | 303 | | | | 303 |
| PROPOSED OUTDOOR KITCHEN | 216 | | | 5 | 211 |
| PROPOSED POOL AND SPA | 580 | | | 8 | 572 |
| PROPOSED UNDERGROUND GARAGE | 1,208 | | | 331 | 877 |
| PROPOSED WALLS + CONCRETE OF PLANTERS | 286 | | 205 | 55 | 26 |
| PROPSED HVAC PAD | 61 | | | | 61 |
| **TOTAL - PROPOSED IMPERVIOUS AREA** | **4,154** | | | | |
| | | | | | |
| **TOTAL IMPERVIOUS AREA** | **19,645** | | | | |
| **LOT COVERAGE %** | **28.82%** | | | | |
| | **TOTALS PER BUFFER (SF)** | **2,814** | **1,899** | **5,677** | **12,193** |

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020

GEORGIA 811 Utilities Protection Center, Inc
Know what's below. Call before you dig.





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PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM


BUFFER CALCULATION PLAN

| REVISIONS | |
|---|---|
| 12-06-24 | LAYOUT REVISION |
| 12-11-24 | LAYOUT REVISION - AJJ |
| 01-06-25 | LAYOUT REVISION - AJJ |

| | |
|---|---|
| DATE | 11-08-24 |
| SCALE | AS SHOWN |
| DRAWN | AHG |
| CHECKED | GHB |

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
C-1.2

## 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 AFFECTIVENESS.
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: 24 HOUR EMERGENCY CONTACT: AT THE TOP OF THIS PAGE
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 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.
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.
19. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

## SEDIMENT STORAGE CALCULATIONS:

SILT FENCE PROVIDED = 840 LINEAR FEET (DOUBLE ROW)
SEDIMENT STORAGE REQUIRED = 0.59 * 67 = 39.32 CU YD
SEDIMENT STORAGE PROVIDED = 840 LF * .05 = 42.00 CU YD

## CITY OF SANDY SPRINGS EROSION NOTES:

1. 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.
2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ANY DISTURBED AREA LEFT EXPOSED FOR A LONGER PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 11/10/2022 EXPIRES: 11/10/2025
SIGNED
EXPIRATION 11-10-25
0000045830
NUMBER

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.

THIS PLAN COMPLIES WITH CITY OF SANDY SPRINGS CODE SECTION SEC. 9.4.3.D.B. "WALLS OVER 6 FEET IN HEIGHT REQUIRES TIERED RETAINING WALLS (EACH NOT TO EXCEED 6 FEET IN HEIGHT)".

NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS

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.

DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEAR HEREON, AFFIRM THAT THE SITE WAS VISITED PRIOR TO PREPARATION OF THIS SITE PLAN BY HIMSELF

ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEAR HEREON, AFFIRM THAT THE SITE WAS VISITED PRIOR TO PREPARATION OF THIS SITE PLAN BY HIMSELF

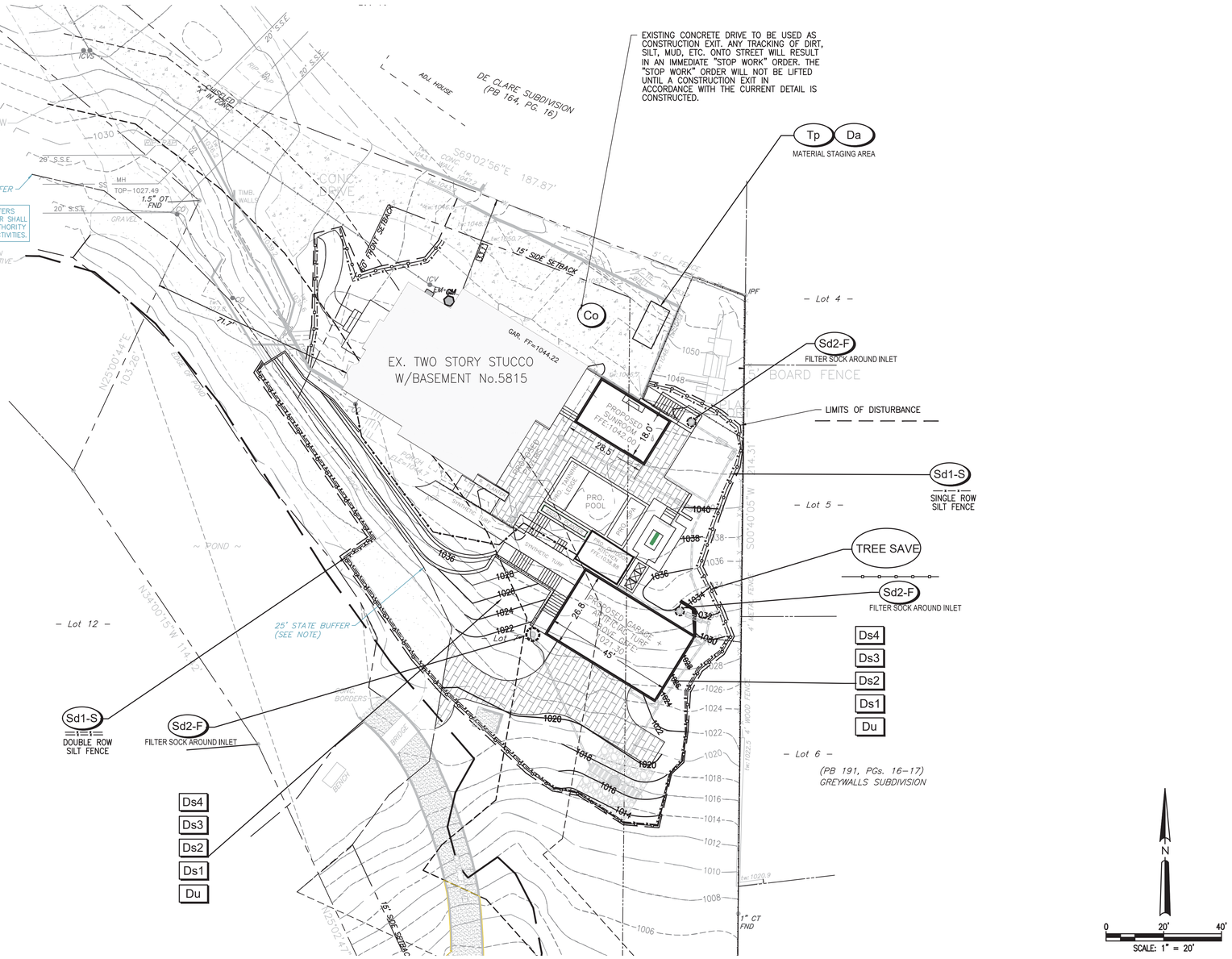
ON-SITE OPERATOR, OWNER, OR APPLICANT MUST COMPLY WITH CHAPTER 109, ARTICLE VI TITLED SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL OF THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS. PAY PARTICULAR ATTENTION TO SECTION 109-253(D).

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.

NO WALLS MORE THAN 6' PROPOSED. FINISHING MATERIAL TO BE STONE / STUCCO.

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020

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ES&PC PLAN

| REVISIONS | |
|---|---|
| 12-06-24 | LAYOUT REVISION |
| 12-11-24 | LAYOUT REVISION - AJJ |
| 01-06-25 | LAYOUT REVISION - AJJ |

| | |
|---|---|
| DATE | 11-08-24 |
| SCALE | AS SHOWN |
| DRAWN | AHG |
| CHECKED | GHB |

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BALTZ III

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
C-2

# WATER QUALITY CALCULATIONS:

| WATER QUALITY CALCULATIONS | | | |
|---|---|---|---|
| **IMPERVIOUS AREA** | **SF** | **NOT/TREATED** | **BMP LOCATION** |
| EXISTING HOUSE | 3,290 | NOT TREATED | **N/A** |
| EXISTING CONCRETE DRIVEWAY | 6,593 | NOT TREATED | **N/A** |
| EXISTING GRAVEL DRIVEWAY | 2,783 | NOT TREATED | **N/A** |
| EXISTING PORCH | 277 | NOT TREATED | **N/A** |
| EXISTING WALLS + CURB | 270 | NOT TREATED | **N/A** |
| EXISTING ROCK AREA | 198 | NOT TREATED | **N/A** |
| EXISTING CONCRETE FLUME + BRIDGE | 1,752 | NOT TREATED | **N/A** |
| EXISTING UTILITY PAD | 63 | NOT TREATED | **N/A** |
| EXISTING STAIRS | 265 | NOT TREATED | **N/A** |
| PROPOSED PERVIOUS PAVERS DRIVEWAY (1361SF) | 0 | TREATED | IN PLACE |
| PROPOSED SYNTHETC TURF (281 SF) | 0 | TREATED | TRENCH |
| PROPOSED FRONT WALK | 205 | TREATED | TRENCH |
| PROPOSED FRONT PORCH | 159 | TREATED | TRENCH |
| PROPOSED WALKWAYS + STAIRS | 623 | TREATED | TRENCH |
| PROPOSED PAVERS AT POOL DECK+ PATIO (1,196SF) | 0 | TREATED | IN PLACE |
| PROPOSED SUNROOM | 513 | TREATED | TRENCH |
| PROPOSED FIRE PIT AREA | 303 | TREATED | TRENCH |
| PROPOSED OUTDOOR KITCHEN | 216 | TREATED | TRENCH |
| PROPOSED POOL AND SPA | 580 | TREATED | TRENCH |
| PROPOSED GARAGE + TURF ABOVE | 1,208 | TREATED | TRENCH |
| PROPOSED WALLS + CONCRETE OF PLANTERS | 286 | TREATED | TRENCH |
| PROPSED HVAC PAD | 61 | TREATED | TRENCH |
| | | | |
| **TOTAL TREATED IMPERVIOUS AREA** | **4,154** | **SF** | |
| **TOTAL IMPERVIOUS AREA** | **19,645** | **SF** | |

| Stone Storage Infiltration Trench W/ Pipe Calculation | | |
|---|---|---|
| **Runoff Reduction Calculations** | 1.2" required for required area | |
| | | |
| **Required Treated Impervious Area =** | 4154.0 | **SF** |
| **Required WQv Volume =** | 770.2 | **CF** |
| **Pipe Volume** | | |
| **Diameter of Pipe** | 3.0 | **FT** |
| **Length of Pipe** | 20.0 | **FT** |
| **Volume of Pipe** | 282.7 | **CF** |
| | | |
| **Required Volume Of Gravel (Required WQ Volume - Volume of Pipe)** | 487.5 | **CF** |
| **All Volume to be provided in Stone Storage Infiltration Trench** | | |
| **Infiltration Trench w/ 40% void Ratio** | | |
| **(Required WQ Volume - Volume of Pipe) / 0.40 =** | 1218.6 | **CF** |
| **Length of Trench** | 20.0 | **FT** |
| **Width of Trench** | 20.0 | **FT** |
| **Depth of Trench** | 6.0 | **FT** |
| **Volume of Gravel** | 2117.3 | **CF** |
| | | |
| **Provided Stone Storage + Pipe Volume =** | 1129.6 | **CF** |
| **Required Volume =** | 770.2 | **CF** |
| **Percent of Volume Provided over required** | 147% | |
| | | |
| **SEE HYDROLOGY REPORT FOR ADDITIONAL STORAGE REQUIREMENTS** | | |

| Water Quality /Runoff Reduction Calculations | | | |
|---|---|---|---|
| Per GSWMM Section 2.2.4.1 | | | |
| Water Quality Volume (WQv) | | | |
| Runoff Reduction (RRv) | | | |
| Site Area (A) = | 68,158 | SF | |
| Treated Impervious Area = | 4,154 | SF | |
| % impervious (I) = | 7 | % | |
| RRv = (P.Rv.A)/12 | 642 | CF | |
| Rv = 0.05 + I*(0.009) | 0.113 | | |
| WQv = 1.2*Rv*A/12 | **770.2** | CF | |

# STORMWATER DESCRIPTION:

TOTAL IMPERVIOUS AREA FOR THE SITE IS 19,645 SF. RUNOFF REDUCTION IS PROVIDED FOR ALL THE NEW IMPERVIOUS AREA OF 4,154 SF. SEE LOT COVERAGE CHART FOR DETAILS.
381 SF OF PERVIOUS SYNTHETC TURF IS TREATED IN PLACE AS SANDY SPRINGS APPROVED BMP.
2,557 SF OF PERMEABLE PAVERS IS TREATED IN PLACE AS SANDY SPRINGS APPROVED BMP.

THE STONE STORAGE TRENCH WILL TREAT FOR A TOTAL OF 4,154 SF OF IMPERVIOUS AREA, AS MENTIONED ABOVE. THE TRENCH ARE TO BE FILLED WITH #57 STONE (40% VOID RATIO) AND A 36" PERFORATED PIPE. THE TOTAL REQUIRED VOLUME OF THE UNDERGROUND STONE STORAGE TRENCH IS 770.2 CUBIC FEET. THE TOTAL PROVIDED VOLUME OF THE UNDERGROUND STONE STORAGE TRENCH IS 1129.6 CUBIC FEET. THE POSITION OF THE TRENCH ARE SUCH THAT THEY ARE AT LEAST 10 FEET AWAY FROM THE STRUCTURES AND PROPERTY LINES.
THE WATER QUALITY VOLUMES PROVIDED BY THE BMPs SHOWN EXCEED THE RUNOFF REDUCTION STORAGE 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).

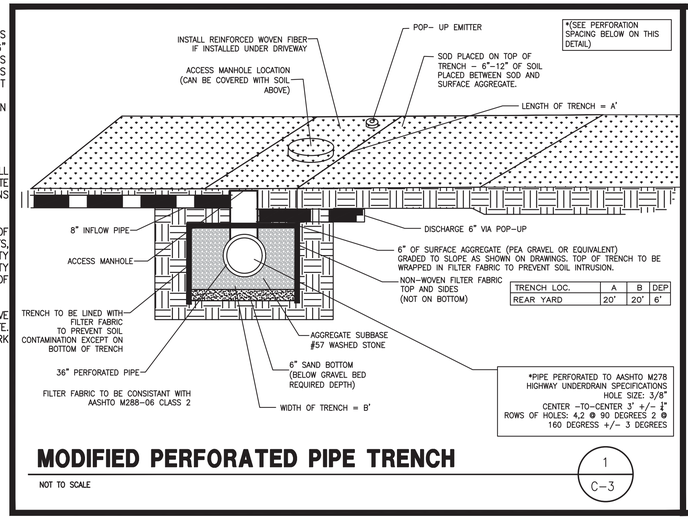
AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED 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.

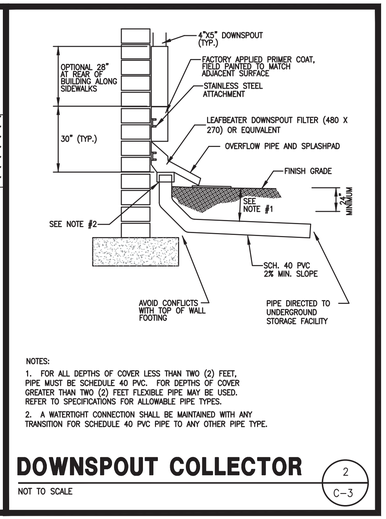
# SANDY SPRINGS CHECKLIST STORMWATER REQUIREMENTS:

1. ARC APPROVAL, IF REQUIRED.
   N/A
2. LOCATION OF ANY CITY OF SANDY SPRINGS TRIBUTARY BUFFERS, OR STATE WATER BUFFERS, IF APPLICABLE.
   ALL KNOWN APPROPRIATE BUFFERS ARE SHOWN ON SHEETS C-3.
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 WITH THE SITE PLAN.
   SEE SHEET C-3.
5. PROVIDE CALCULATIONS FOR WATER QUALITY.
   PROPOSED WATER QUALITY/RUNOFF REDUCTION BMP CALCULATIONS 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.
   IN PROGRESS
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.
   SEE LOCATION ON SHEET C-3.
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".
9. PROVIDE A GPS (GEORGIA STATE PLANE ZONE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN.
   THE GPS LOCATION FOR THE PROPOSED TRENCH IS SHOWN ON SHEET C-3.

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020

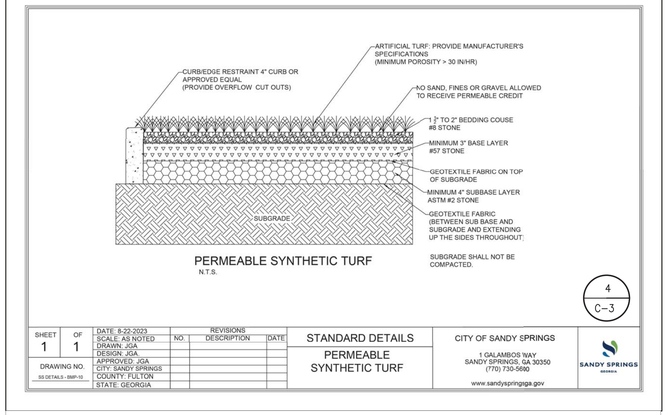



**MODIFIED PERFORATED PIPE TRENCH** — NOT TO SCALE — 1 / C-3




NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FOR SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

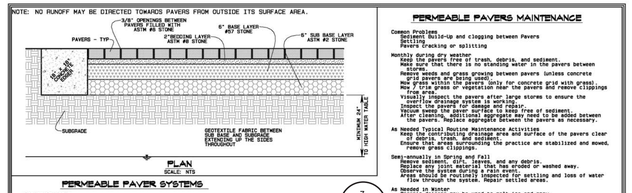
**DOWNSPOUT COLLECTOR** — NOT TO SCALE — 2 / C-3




PERMEABLE SYNTHETIC TURF
N.T.S.

4 / C-3

| SHEET | OF | DATE: 8-22-2023 | REVISIONS | | | |
|---|---|---|---|---|---|---|
| 1 | 1 | SCALE: AS NOTED | NO. | DESCRIPTION | DATE | STANDARD DETAILS |
| | | DRAWN: JGA | | | | PERMEABLE SYNTHETIC TURF |
| DRAWING NO. | | DESIGN: JGA | | | | |
| SS DETAILS – BMP-10 | | APPROVED: JGA | | | | CITY OF SANDY SPRINGS |
| | | CITY: SANDY SPRINGS | | | | 1 GALAMBOS WAY SANDY SPRINGS, GA 30350 (770) 730-5690 www.sandyspringsga.gov |
| | | COUNTY: FULTON | | | | |
| | | STATE: GEORGIA | | | | |




PLAN
SCALE: NTS

3 / C-3

**PERMEABLE PAVER SYSTEMS**

Design Criteria
Intended for low traffic areas, or for residential or overflow parking
ADD1361SINN, not ideal for areas with a tree canopy
Not intended for trucks
Americans with Disabilities Act (ADA) compliant
Should be a minimum of two feet above the natural water table
Should be a minimum of 15 feet away from buildings
Limitations
Potential for high failure rate if not adequately maintained or used in inappropriate areas
Geotechnical analysis of soils required; Minimum Infiltration 0.5 in/hr
Ineffective under tree canopy; due to clogging
Maintenance Requirements
High maintenance requirements
Weed and remove grass out of bricks / blocks as necessary (unless concrete grass pavers are used)
Sweep or vacuum the pavers as necessary
Pollutant Removal
TSS and TP Removal
Sustainability
Runoff Reduction
50% of the runoff reduction credit if an underdrain is not used
75% of the runoff reduction credit if an saturated underdrain is used
100% of the runoff reduction credit if an underdrain is used
Water Quality
Channel Protection ? May provide partial benefits
Overbank Flood Protection ? May provide partial benefits
Extreme Flood Protection ? May provide partial benefits

**PERMEABLE PAVERS MAINTENANCE**

Common Problems
Sediment Build-Up and clogging between Pavers
Weeds
Pavers Cracking or splitting

Monthly during dry weather
Keep the pavers free of trash, debris, and sediment.
Make sure that there is no standing water in the pavers between storms.
Remove weeds and grass growing between pavers (unless concrete grid pavers are being used).
Mow / trim grass or vegetation only for concrete grid with grass). Mow / trim grass or vegetation near the pavers and remove clippings from pavers.
Visually inspect the pavers after large storms to ensure the overflow drainage system is working.
Inspect the pavers for damage and repair.
Vacuum sweep the pavers as needed to keep free of sediment. After cleaning, additional aggregate may need to be added between the pavers. Replace aggregate between the pavers as necessary.

As Needed Typical Routine Maintenance Activities
Keep the contributing drainage area and surface of the pavers clear of debris, trash, and sediment.
Ensure that areas surrounding the practice are stabilized and mowed, remove grass clippings.

Semi-annually in Spring and Fall
Remove sediment, dirt, leaves, and any debris.
Check that the pavers have not been washed or washed away.
Observe the system during a rain event.
Areas should be routinely inspected for settling and loss of water flow through the system. Repair settled areas.

As Needed in Winter
Snow and ice may be used to melt ice and snow.
Snow plows may be used when necessary under the following conditions:
1. The edges of the plow are beveled.
2. The plow blade is adjusted to avoid 1-2 inches.
3. The snow plow is equipped with snow shoes which allow the blade to glide across uneven surfaces.

Annual Routine Maintenance Activities
Inspect the surface for deterioration or breaking into fragments. Flush the underdrain system to check for clogging (if applicable).

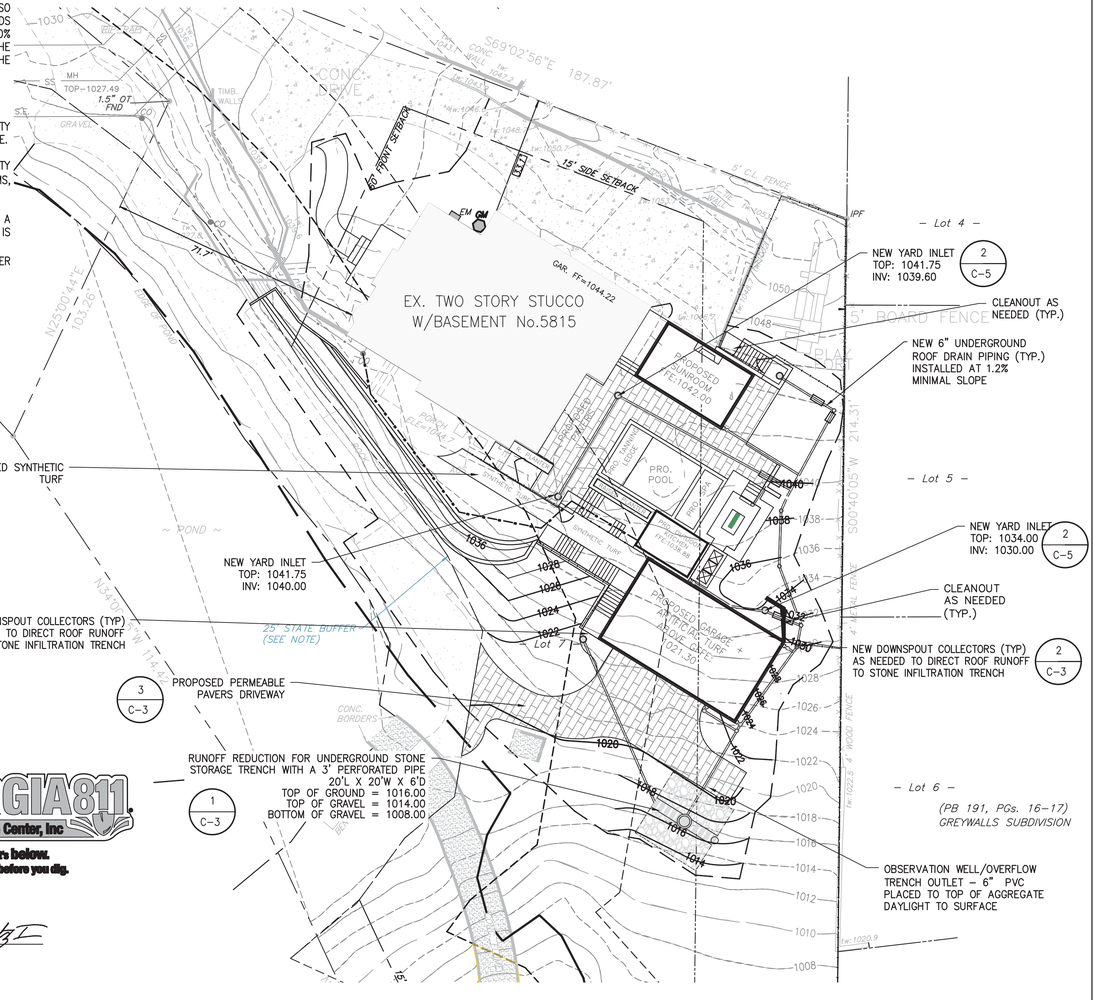
Upon Failure Routine Maintenance Activities
Failure may require partial or full removal of the top and base layers of the practice. Clean pavers and base aggregate, and replace as needed.

Record Keeping
Records of maintenance activities are required for Non-Residential properties.
Records of maintenance activities are recommended and should be maintained by homeowners or residential properties.

NOTE: REPLACEMENT WITH NON-PERMEABLE SURFACE REQUIRES APPROVAL FROM THE CITY OF SANDY SPRINGS AND INSTALLATION OF ADDITIONAL BMPs.

| SHEET | OF | DATE: 4-24-2018 | REVISIONS | | | |
|---|---|---|---|---|---|---|
| 1 | 1 | SCALE: AS NOTED | NO. | DESCRIPTION | DATE | STANDARD DETAILS |
| | | DRAWN: G.E.G. | | | | PERMEABLE PAVERS |
| DRAWING NO. | | DESIGN: G.E.G. | | | | |
| SS DETAILS – BMP-01 | | APPROVED: G.E.G. | | | | CITY OF SANDY SPRINGS |
| | | CITY: SANDY SPRINGS | | | | 1 GALAMBOS WAY SANDY SPRINGS, GA 30350 (770) 730-5600 www.sandyspringsga.gov |
| | | COUNTY: FULTON | | | | |
| | | STATE: GEORGIA | | | | |

Printed: 4/24/2018




N

0 20' 40'
SCALE: 1" = 20'

GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

GSWCC 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

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

PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM

STORMWATER PLAN

| DATE | 11-08-24 | REVISIONS |
|---|---|---|
| SCALE | AS SHOWN | 12-06-24 LAYOUT REVISION |
| DRAWN | AHG | 12-11-24 LAYOUT REVISION - AJJ |
| CHECKED | GHB | 01-06-25 LAYOUT REVISION - AJJ |

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BALTZ III

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
C-3

## TREE LIST:

| TREE # | DIAMETER (INCHES` | TYPE | AREA | REMOVE | SETBACK TREE | BOUNDARY TREE | DISTURBED CRZ % | STATUS |
|---|---|---|---|---|---|---|---|---|
| 1 | 22 | PINE | BOUNDARY | | | Y | 0.00% | SAVED |
| 2 | 24 | WATER OAK | BOUNDARY | | | Y | 0.00% | SAVED |
| 3 | 19 | PINE | ONSITE | | Y | | 0.00% | SAVED |
| 4 | 17 | PINE | BOUNDARY | | | Y | 0.00% | SAVED |
| 5 | 19 | WATER OAK | BOUNDARY | | | Y | 0.00% | SAVED |
| 6 | 22 | PINE | ONSITE | | | | 31.78% | SAVED/P |
| 7 | 20 | WATER OAK | ONSITE | | | | 14.97% | SAVED |
| 8 | 18 | POPLAR | ONSITE | | | | 0.00% | SAVED |
| 9 | 18 | WATER OAK | ONSITE | | | | 0.00% | SAVED |
| 10 | 21 | WATER OAK | ONSITE | | | | 11.32% | SAVED |
| 11 | 18 | HICKORY | ONSITE | | | | 0.00% | SAVED |
| 12 | 19 | WATER OAK | BOUNDARY | | | Y | 0.00% | SAVED |
| 13 | 18 | POPLAR | ONSITE | Y | | | 18.99% | SAVED |
| 14 | 18 | CEDAR | BOUNDARY | | | Y | 0.00% | SAVED |
| 15 | 21 | CEDAR | BOUNDARY | | | Y | 24.30% | SAVED/P |
| 16 | 19 | POPLAR | ONSITE | | | | 0.00% | SAVED |
| 17 | 23 | WATER OAK | ONSITE | | | | 0.00% | SAVED |
| 18 | 30 | WATER OAK | ONSITE | | | | 0.00% | SAVED |
| 19 | 30 | WATER OAK | ONSITE | | Y | | 0.00% | SAVED |
| 20 | 22 | HICKORY | ONSITE | | Y | | 0.00% | SAVED |
| 21 | 18 | POPLAR | ONSITE | | Y | | 0.00% | SAVED |
| 22 | 18 | POPLAR | ONSITE | | | | 0.00% | SAVED |

## TREE CALCULATION:

NOT: EXISTING CANOPY IS CALCULATED FROM EXISTING ONSITE TREES TO REMAIN THAT ARE 18" OR GREATER, PER ORDINANCE NO. 2018-17-4.

1. CANOPY COVERAGE – EXISTING/ PROPOSED TO REMAIN

NOTE – SPECIFIC SPECIES WERE NOT PROVIDED BY SURVEY, THEREFORE TREE LARGER THAN 18" WERE GIVEN A CANOPY COVERAGE OF 1000 SF AND LANDMARK TREES WERE GIVEN A CANOPY COVERAGE OF 1250 SF.

| | | |
|---|---|---|
| 10 WATER OAK TREES AT 1,000 SQFT EACH | = 10,000 | SQFT |
| 5 POPLAR TREES AT 1,000 SQFT EACH | = 5,000 | SQFT |
| 1 HICKORY TREE AT 1,000 SQFT EACH | = 1,000 | SQFT |
| 3 HICKORY TREES AT 1,000 SQFT EACH | = 3,000 | SQFT |
| 1 CEDAR TREE AT 1,000 SQFT | = 1,000 | SQFT |
| TOTAL CANOPY | = 20,000 | SQFT |

CANOPY REQUIREMENT = SF x 35% = 23,855.33 PROPOSED CONSTRUCTION DOES NOT REDUCE CANOPY

2. REPLACEMENT/RECOMPENSE – LANDMARK TREES

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

0 LANDMARK TREE TO BE REMOVED = 0 REPLACEMENT TREES

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 40 FT OF FRONTAGE

TOTAL FRONTAGE = 27.76 FT = 1 REQUIRED FRONT YARD TREES
REQUIREMENT MET THROUGH EXISTING TREES

4. YARD DISTURBANCE MITIGATION CALCULATION

PER CODE SECTION 9.4.2.G:
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

PROPOSED EXISTING CANOPY TO REMAIN = 20 QTY TREES / 20,000 SQFT
PROPOSED REPLACEMENT CANOPY = 3 QTY TREES / 2,500 SQFT
TOTAL PROPOSED CANOPY (EXISTING + PROPOSED REPLACEMENT) = 20 QTY TREES / 20,000 SQ FT

REQUIRED CANOPY = 23.855.3 (REQUIREMENT MET THROUGH EXISTING AND PROPOSED TREES)

6. COST ASSIGNMENT

PER CODE SECTION 9.3.8.D.2:
WHEN PROPOSED CONSTRUCTION CAUSES CANOPY TO FALL BELOW THE MINIMUM CANOPY REQUIREMENT AN ASSESSED VALUE OF $1,200 / 1000 SF OF CANOPY IS USED TO DETERMINE FEE FOR DEFICIENT

PRE-CONSTRUCTION CANOPY ONSITE = 20,000 SF
POST-CONSTRUCTION EXISTING CANOPY ONSITE = 24,000 SF

NO REDUCTION IN CANOPY, NO PROPOSED PAYMENT

### REPLACEMENT TREE LEGEND

CANOPY REPLACEMENT TREES

2 QTY – SCARLET OAK TREES
3" CALIPER

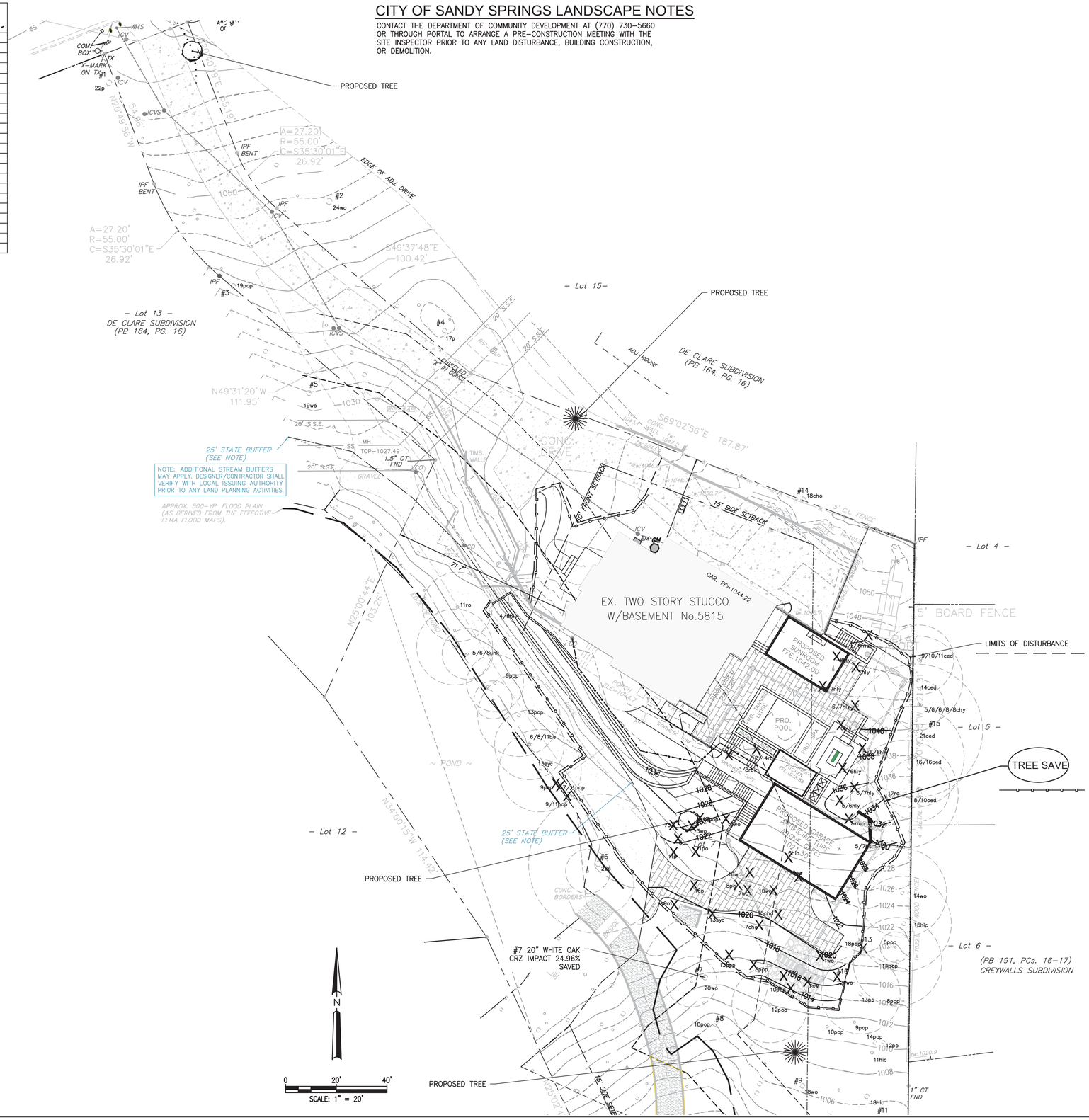
2 QTY – AMERICAN ELM TREE
3" CALIPER

GEORGIA811
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Know what's below.
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24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020

## 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.





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


PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM

TREE PLAN

| DATE | 11-09-24 | REVISIONS | 12-06-24 |
|---|---|---|---|
| SCALE | AS SHOWN | LAYOUT REVISION | 12-11-24 |
| DRAWN | AHG | LAYOUT REVISION - AJJ | 01-06-25 |
| CHECKED | GHB | LAYOUT REVISION - AJJ | |

GEORGE H. BATH
REGISTERED LANDSCAPE ARCHITECT

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
C-4

## APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 – 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 – 3 INCHES

**Ds1**

## 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: Du1–MULCHING, Tb–TACKIFIERS AND BINDERS, Du2–TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Du3–PERMANENT VEGETATION, Du4–SODDING

**Du**

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS

| SPECIES | BROADCAST RATES 2/–PLS 3/ PER ACRE | BROADCAST RATES 2/–PLS 3/ PER 1000 SQ. FT. | RESOURCE AREA 4/ | PLANTING DATES BY RESOURCE AREAS (SOLID LINES INDICATE OPTIMUM DATES. DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES) J F M A M J J A S O N D | REMARKS |
|---|---|---|---|---|---|
| BARLEY (HORDEUM VULGARE) | | | M–L<br>P<br>C | | 14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS. |
| ALONE | 3 bu. 3.3 lbs. (144 lb.) | | | | |
| IN MIXTURES | 1/2 bu. 0.6 lb. (24 lbs.) | | | | |
| LESPEDEZA, ANNUAL (LESPEDEZ STRIATA) | | | M–L<br>P<br>C | | 200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL. |
| ALONE | 40 lbs. 0.9 lb. | | | | |
| IN MIXTURES | 10 lbs 0.2 lb. | | | | |
| LOVEGRASS, WEEPING (ERAGROSTIS CURVULA) | | | M–L<br>P<br>C | | 1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. MIX WITH SERICEA LESPEDEZA |
| ALONE | 4 lbs. 0.1 lb. | | | | |
| IN MIXTURES | 2 lbs 0.05 lb. | | | | |
| MILLET, BROWNTOP (PANICUM FASCICULATUM) | | | M–L<br>P<br>C | | 137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVDE TOO MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES. |
| ALONE | 40 lbs. 0.9 lb. | | | | |
| IN MIXTURES | 10 lbs 0.2 lb. | | | | |
| MILLET, PEARL (PENNESTETUM GLAUCUM) | | | M–L<br>P<br>C | | 88,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES. |
| ALONE | 50 lbs. 1.1 lb. | | | | |
| OATS (AVENA SATIVA) | | | M–L<br>P<br>C | | 13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY. |
| ALONE | 4 bu. 2.9 lb. (128 lb.) | | | | |
| IN MIXTURES | 1 bu. 0.7 lb. (32 lbs.) | | | | |
| RYE (SECALE CEREALE) | | | M–L<br>P<br>C | | 18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY. |
| ALONE | 3 bu. 3.9 lb. (168 lb.) | | | | |
| IN MIXTURES | 1/2 bu. 0.6 lb. (28 lbs.) | | | | |
| RYEGRASS, ANNUAL (LOLIUM TEMULENTUM) | | | M–L<br>P<br>C | | 227,000 SEED PER POUND. DENSE COVER. VARY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES. |
| ALONE | 40 lbs. 0.9 lb. | | | | |
| SUDANGRASS (SORGHUM SUDANESE) | | | M–L<br>P<br>C | | 55,000 SEED PER POUND. GOOD ON DROUGHTY SITES. NOT TO BE USED IN MIXTURES. |
| ALONE | 60 lbs. 1.4 lb. | | | | |

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER

| SPECIES | BROADCAST RATES 1/–PLS 2/ PER ACRE | BROADCAST RATES 1/–PLS 2/ PER 1000 SQ. FT. | RESOURCE AREA 3/ | PLANTING DATES BY RESOURCE AREAS PLANTING DATES (SOLID LINES INDICATE OPTIMUMDATES,DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES) J F M A M J J A S O N D | REMARKS |
|---|---|---|---|---|---|
| BAHIA,PENSACOLA (PASPALUM NOTATUM) | | | P<br>C | | 166,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MOD W/ SARICEA LESPEDEZA OR WEEPING LOVEGRASS. |
| ALONE OR WITH TEMPORARY COVER | 60 lbs. 1.4 lb. | | | | |
| W/ OTHER PERENNIALS | 30 lbs 0.7 lb. | | | | |
| BAHIA,WILMINGTON (PASPALUM NOTATUM) | | | M–L<br>P | | SAME AS ABOVE. |
| ALONE OR WITH TEMPORARY COVER | 60 lbs. 1.4 lb. | | | | |
| W/ OTHER PERENNIALS | 30 lbs 0.7 lb. | | | | |
| BERMUDA, COMMON (CYNODON DACTYLON) HULLED SEED | | | P<br>C | | 1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN. |
| WITH TEMPORARY COVER | 10 lbs. 0.2 lb. | | | | |
| WITH OTHER PERENNIALS | 6 lbs 0.1 lb. | | | | GOOD FOR ATHLETIC FIELDS. |
| BERMUDA, COMMON (CYNODON DACTYLON) UNHULLED SEED | | | P<br>C | | PLANT WITH WINTER ANNUALS. PLAT WITH TALL FESCUE. |
| ALONE | 10 lbs. 0.2 lb. | | | | |
| WITH OTHER PERENNIALS | 6 lbs 0.1 lb. | | | | |
| BERMUDA SPRIGS (CYNODON DACTYLON) | 40 cu.ft. 0.9 cu.ft. OR SOD PLUGS 3"x3' | | M–L | | A CUBIC FOOL CONTAINS APPROXIMATELY 650 SPRINGS. A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS. |
| COASTAL, COMMON MIDLAND, OR TIFT 44 | | | P<br>C | | SAME AS ABOVE |
| COASTAL, COMMON, OR TIFT 44 | | | C | | SOUTHERN COASTAL PLAIN ONLY. |
| TIFT 78 | | | | | |
| CENTIPEDE (EREMOCHLOA OPHIUROIDES) | BLOCK SOD ONLY | | P<br>C | | DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA. |
| FESCUE, TALL (FESTUCA ARUNDINACEA) | | | M–L<br>P | | 227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MIX WITH PERENNIAL LESPEDEZAS OR CROWNVECH. APPLY TAPORDRESSING IS SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR athletic fields. |
| ALONE | 50 lbs. 1.1 lb. | | | | |
| WITH OTHER PERENNIALS | 30 lbs 0.7 lb. | | | | |

### EROSION AND SEDIMENT CONTROL LEGEND

(FOR DETAILS SEE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, FIFTH EDITION)

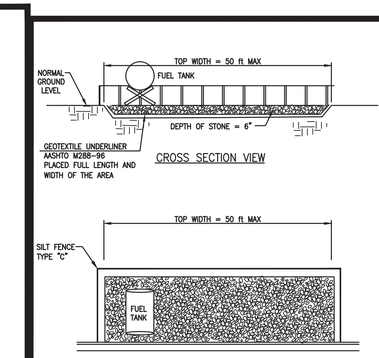
STRUCTURAL PRACTICES

- (Co) CONSTRUCTION EXIT
- (Re) RETAINING WALL
- (Sd1–A) SEDIMENT BARRIER–TYPE A
- (Sd1–B) SEDIMENT BARRIER–TYPE B
- (Sd1–C) SEDIMENT BARRIER–TYPE C
- (Sd2–F) INLET SEDIMENT TRAP
- (Sd2–P) CATCH BASIN SEDIMENT TRAP (PIGS IN A BLANKET)

VEGETATIVE MEASURES

- (Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
- (Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
- (Ds3) DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)
- (Ds4) DISTURBED AREA STABILIZATION (WITH SODDING)

SILT FENCE MAINTENANCE AND REMOVAL: THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE UNTIL THE PROJECT IS VEGETATED OR ACCEPTED. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT IT REDUCES THE EFFECTIVENESS OF THE FABRIC.




NOTES:
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

## DISPOSAL AREA

NOT TO SCALE

**Da**

## TEMPORARY GRASSING

NOT TO SCALE

**Ds2**

## PERMANENT GRASSING

NOT TO SCALE

**Ds3**

FERTILIZER REQUIREMENTS

| TOP OF SPECIES | YEAR | ANALYSIS OR EQUIVALENT N–P–K | RATE | N TOP DRESSINGS RATE |
|---|---|---|---|---|
| 1. COOL SEASON GRASSES | FIRST<br>SECOND MAINTENANCE | 6–12–12<br>6–12–12<br>10–10–10 | 1500 lbs./ac.<br>1000 lbs./ac.<br>400 lbs./ac. | 10–100 lbs./ac. 1/2/<br>–<br>30 |
| 2. COOL SEASON GRASSES AND LEGUMES | FIRST<br>SECOND MAINTENANCE | 6–12–12<br>0–10–10<br>0–10–10 | 1500 lbs./ac.<br>1000 lbs./ac.<br>400 lbs./ac. | 0–50 lbs./ac. 1/<br>–<br>– |
| 3. GROUND COVERS | FIRST<br>SECOND<br>MAINTENANCE | 10–10–10<br>10–10–10<br>10–10–10 | 1300 lbs./ac. 3/<br>1300 lbs./ac. 3/<br>1100 lbs./ac. | –<br>–<br>– |
| 4. PINE SEEDING | FIRST | 20–10–5 | ONE 21–GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE | – |
| 5. SHRUB LESPEDEZA | FIRST<br>MAINTENANCE | 0–10–10<br>0–10–10 | 700 lbs./ac.<br>700 lbs./ac. 4/ | –<br>– |
| 6. TEMPORARY COVER CROPS SEEDED ALONE | FIRST | 10–10–10 | 500 lbs./ac. | 30 lbs./ac. 5/ |
| 7. WARM SEASON GRASSES | FIRST<br>SECOND<br>MAINTENANCE | 6–12–12<br>6–12–12<br>10–10–10 | 1500 lbs./ac.<br>800 lbs./ac.<br>400 lbs./ac. | 50–100 lbs./ac. 2/6/<br>50–100 lbs./ac. 2/<br>30 lbs./ac. |
| 8. WARM SEASON GRASSES AND LEGUMES | FIRST<br>SECOND<br>MAINTENANCE | 6–12–12<br>0–10–10<br>0–10–10 | 1500 lbs./ac.<br>1000 lbs./ac.<br>400 lbs./ac. | 50 lbs./ac. 6/ |

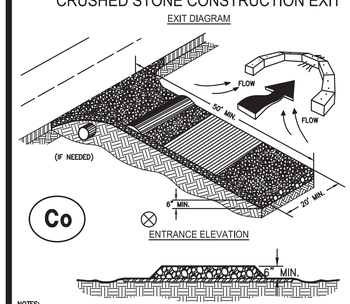
1) APPLY IN SPRING FOLLOWING SEEDING.
2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3) APPLY IN 3 SPLIT APPLICATIONS.
4) APPLY WHEN PLANTS ARE PRUNED.
5) APPLY TO GRASS SPECIES ONLY.
6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

LIME APPLICATION REQUIRMENT – 2 TONS/ACRE
90% PASS THROUGH 10 – MESH SIEVE
50% PASS THROUGH 50 – MESH SIEVE
25% PASS THROUGH 25 – MESH SIEVE

## FERTILIZERS

NOT TO SCALE

### CRUSHED STONE CONSTRUCTION EXIT



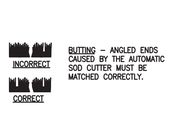

**Co**

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



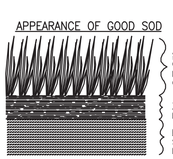
LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").




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

APPEARANCE OF GOOD SOD



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

THATCH – GRASS CLIPPINGS AND DEAD LEAVES, UP TO ½" THICK.

ROOT ZONE – SOIL AND ROOTS. SHOULD BE ½"–¾" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

SOD PLANTING REQUIREMENTS

| GRASS | VARIETIES | RESOURCE AREA | GROWING SEASON |
|---|---|---|---|
| BERMUDAGRASS | COMMON<br>TIFWAY<br>TIFGREEN<br>TIFLAWN | M–L,P,C<br>P,C<br>P,C<br>P,C | WARM WEATHER |
| BAHIAGRASS | PENSACOLA | P,C | WARM WEATHER |
| CENTIPEDE | – | P,C | WARM WEATHER |
| ST. AUGUSTINE | COMMON<br>BITTERBLUE<br>RALEIGH | C | WARM WEATHER |
| ZOYSIA | EMERALD<br>MYER | P,C | WARM WEATHER |
| TALL FESCUE | KENTUCKY | M–L,P | COOL WEATHER |

FERTILIZER REQUIREMENTS FOR SOD

| TYPES OF SPECIES | PLANTING YEAR | FERTILIZER (N–P–K) | RATE (lbs/acre) | NITROGEN TOP DRESSING RATE (lbs/acre) |
|---|---|---|---|---|
| COOL SEASON GRASSES | FIRST<br>SECOND MAINTENANCE | 6–12–12<br>6–12–12<br>10–10–10 | 1500<br>1000<br>400 | 50–100<br>–<br>30 |
| WARM SEASON GRASSES | FIRST<br>SECOND MAINTENANCE | 6–12–12<br>6–12–12<br>10–10–10 | 1500<br>800<br>400 | 50–100<br>50–100<br>30 |

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

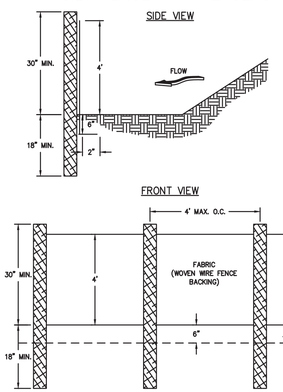
| FERTILIZER TYPE | FERTILIZER RATE (lbs/acre) | FERTILIZER RATE (lbs/acre) | SEASON |
|---|---|---|---|
| 10–10–10 | 1000 | X.XX5 | FALL |

## SODDING

NOT TO SCALE

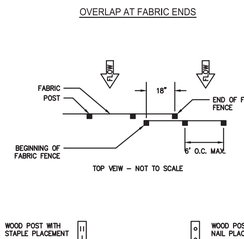
**Ds4**

### SILT FENCE – TYPE SENSITIVE




NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (") IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

### FASTENERS FOR SILT FENCES



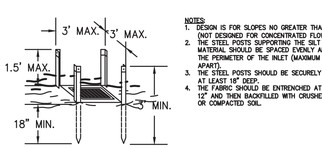

FRONT VIEWS – NOT TO SCALE

NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

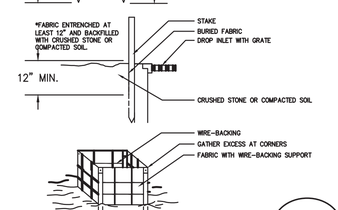
**Sd1-S**

### FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

STEEL FRAME AND SILT FENCE INSTALLATION




NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

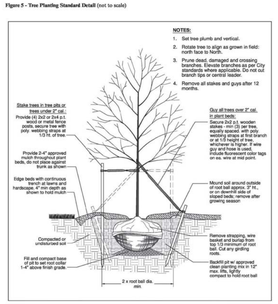



OR EQUIVALENT BY OWNER/CONTRACTOR

**Sd2-F**

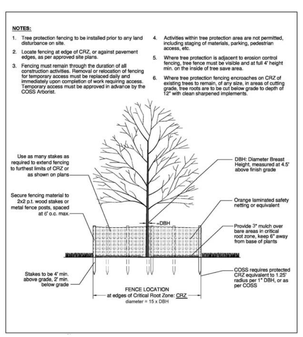
LANDSCAPE, TREE AND BUFFER SUBMITTAL PLANS AND PLANTING STANDARDS

Figure 5 - Tree Planting Standard Detail (not to scale)



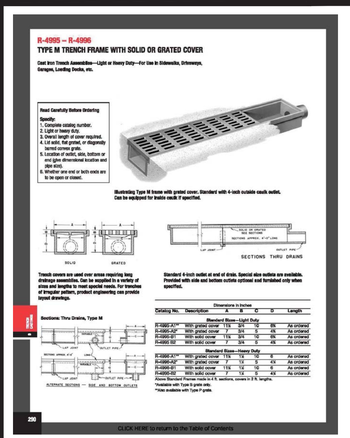

## TREE SAVE FENCE DETAIL

NOT TO SCALE




## TREE PLANTING DETAIL

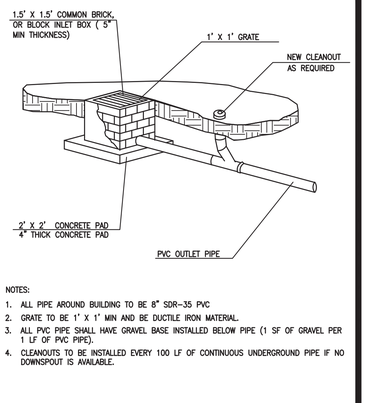
NOT TO SCALE




## TRENCH DRAIN

NOT TO SCALE

1 C–5




NOTES:
1. ALL PIPE AROUND BUILDING TO BE 8" SDR–35 PVC
2. GRATE TO BE 1' X 1' MIN AND BE DUCTILE IRON MATERIAL.
3. ALL PVC PIPE SHALL HAVE GRAVEL BASE INSTALLED BELOW PIPE (1 SF OF GRAVEL PER 1 LF OF PVC PIPE).
4. CLEANOUTS TO BE INSTALLED EVERY 100 LF OF CONTINUOUS UNDERGROUND PIPE IF NO DOWNSPOUT IS AVAILABLE.

## YARD INLET

2 C–5


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


PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM

CONSTRUCTION DETAILS

| REVISIONS | |
|---|---|
| 1 | 12-06-24 LAYOUT REVISION |
| 2 | 12-11-24 LAYOUT REVISION - AJU |
| 3 | 01-06-25 LAYOUT REVISION - AJU |

| DATE | 11-08-24 |
|---|---|
| SCALE | AS SHOWN |
| DRAWN | AHG |
| CHECKED | GHB |

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAIN

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
C-5

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020




POOL ALARMS FOR DOORS AND WINDOWS:

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 UL–2017. (TYPICAL HOME SECURITY ALARMS DO NOT MEET THE REQUIREMENTS.)

ALARM REQUIREMENTS:

**Door Alarms**

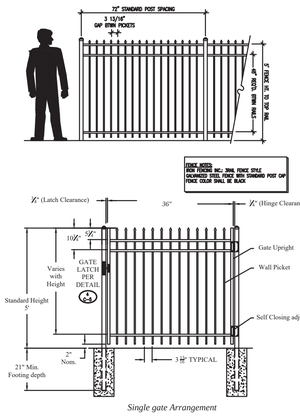
All doors that allow access to a swimming pool should be equipped with an audible alarm which sounds when the door and/or screen are opened. Alarms should meet the requirements of *UL 2017 General-Purpose Signaling Devices and Systems, Section 77* with the following features:

- Sound lasting for 30 seconds or more within 7 seconds after the door is opened.
- The alarm should be loud: at least 85 dBA (decibels) when measured 10 feet away from the alarm mechanism.
- The alarm sound should be distinct from other sounds in the house, such as the telephone, doorbell and smoke alarm.
- The alarm should have an automatic reset feature to temporarily deactivate the alarm for up to 15 seconds to allow adults to pass through house doors without setting off the alarm. The deactivation switch could be a touchpad (keypad) or a manual switch, and should be located at least 54 inches above the threshold and out of the reach of children.

Self-closing doors with self-latching devices could be used in conjunction with door alarms to safeguard doors which give access to a swimming pool.

## POOL WINDOW ALARM

NOT TO SCALE




*Single gate Arrangement*

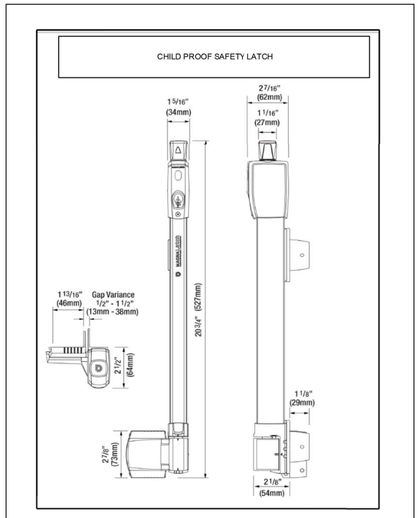
5' ALUMINUM FENCE FOR PROPOSED POOL ENCLOSURE, IN COMPLIANCE WITH ORDINANCE REQ. SECTION 8.2.10.H AND INTERNATIONAL SWIMMING POOL AND SPA CODE SECTION 305. FENCE GATE TO BE OUTWARD OPENING, SELF–CLOSING, AND SELF–LATCHING.

SANDY SPRINGS NOTE – 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. THE GATE AND BARRIER SHOULD HAVE NO OPENINGS GREATER THAN 1/2 INCH WITHIN 18 INCHES OF THE LATCH RELEASE MECHANISM.

## 5' HIGH DECORATIVE ALUMINUM FENCE

NOT TO SCALE

1 / C–6




## LATCH DETAIL

NOT TO SCALE

2 / C–6

UPPER CANTILEVERED RETAINING WALL SCHEDULE (5) (7)

| CONCRETE DIMENSIONS (1) | | | | | | REINFORCEMENT | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Height Above Base (hw) | Stem Thickness (A stem) | Toe Dim. & Key Location (C) | Width of Base (W) | Base Depth (A base) | Key (t x k) | "O" Bars (2) | "M" Bars | "Dm" Bars | "Lw" Bars | "F" Bars | "Ts" Bars | "Lb" Bars (4) | "K" Bars (3) |
| ft | in | ft-in | ft-in | in | in x in | Size@in | Size@in | Size@in | Size@n | Size@in | Size@in | No. Size | Size@in |
| 2 | 10 | 1-6 | 2-6 | 10 | N/A | #5@16 | #5@16 | N/A | N/A | #4@5 | N/A | (2)#4 | N/A |
| 4 | 10 | 2-0 | 3-6 | 10 | 10x6 | #5@16 | #5@16 | N/A | N/A | #4@5 | N/A | (2)#4 | N/A |

LOWER CANTILEVERED RETAINING WALL SCHEDULE (6) (7)

| CONCRETE DIMENSIONS (1) | | | | | | REINFORCEMENT | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Height Above Base (hw) | Stem Thickness (A stem) | Toe Dim. & Key Location (C) | Width of Base (W) | Base Depth (A base) | Key (t x k) | "O" Bars (2) | "M" Bars | "Dm" Bars | "Lw" Bars | "F" Bars | "Ts" Bars | "Lb" Bars (4) | "K" Bars (3) |
| ft | in | ft-in | ft-in | in | in x in | Size@in | Size@in | Size@in | Size@n | Size@in | Size@in | No. Size | Size@in |
| 2 | 10 | 1-6 | 2-6 | 10 | N/A | #5@16 | #5@16 | N/A | N/A | #4@5 | N/A | (2)#4 | N/A |
| 4 | 10 | 2-0 | 3-6 | 10 | N/A | #5@16 | #5@16 | N/A | N/A | #4@5 | N/A | (2)#4 | N/A |

(1) PROVIDE CONTRACTION/EXPANSION JOINTS AT 25'-0" INTERVALS. KEYED JOINTS SHALL BE AT EVERY FOURTH JOINT.
(2) ALL "O" BARS TO HAVE A 90° HOOK INTO TOE OF FOOTING.
(3) "K" BARS SHALL HAVE 90° HOOK IN BOTTOM OF KEY. KEY TO HAVE (2) #4 CONT. BARS PLACED LONGITUDINALLY. "K" BARS SHALL EXTEND 2'-6" INTO STEM ABOVE.
(4) NUMBER OF "Lb" BARS SHALL BE PLACED TOP & BOTTOM IN FOOTING.
(5) THIS DESIGN IS ONLY APPLICABLE WITH PORCH SURCHARGE LOADING EQUAL TO 250 PSF MAXIMUM.
(6) THIS DESIGN IS ONLY APPLICABLE WITH UPPER RETAINING WALL SURCHARGE LOADING ONLY.
(7) ALL SOIL PROPERTIES USED IN THIS DESIGN TO BE VERIFIED BY OTHERS.
(8) EXTENTS OF RETAINING WALLS ARE CALCULATED USING DRAWINGS PROVIDED BY CHATHAM LANDSCAPE SERVICES DATED 4/21/23. IF THESE RETAINING WALLS EXTEND BEYOND WHAT IS SHOWN IN REFERENCED DRAWING, PLEASE CONTACT SKYWARK ENGINEERING.

FACTORS USED IN THE DESIGN OF THIS RETAINING WALL THAT NEED TO BE VERIFIED BY THE BUILDER:

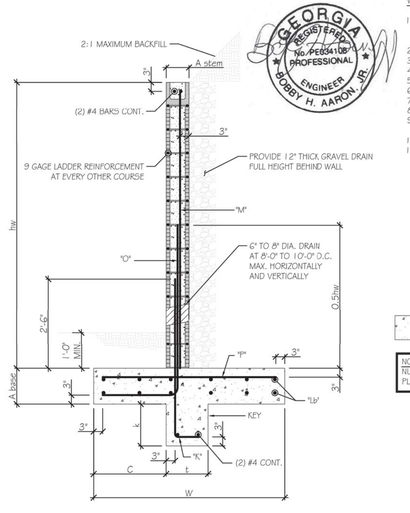
1. SOIL SPECIFIC WEIGHT (SOIL DENSITY COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY BASED ON ASTM D698 METHOD), $\gamma$= 110 PCF
2. SOIL ALLOWABLE BEARING CAPACITY= 2,000 PSF
3. INTERNAL FRICTION ANGLE, $\Phi$= 30°
4. EXTERNAL FRICTION FACTOR, $\mu$ = 0.35
5. ACTIVE SOIL PRESSURE (or EFP), Pa= 36.7 PSF
6. PASSIVE SOIL PRESSURE, Pp= 330 PSF
7. f'c=3,000 psi, Fy=60,000 psi, fm=1,500 psi
8. BACKFILL = 2:1 MAXIMUM

GEORGIA REGISTERED No. PE034108 PROFESSIONAL ENGINEER BOBBY H. AARON, JR.

skywark engineers
385 Shallowford Road Suite 400 Marietta, Georgia 30062
770.541.1070
770.541.1076x Fax

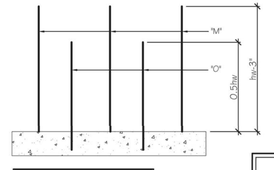
| THE HUNT RESIDENCE | |
|---|---|
| CMU RETAINING WALL SCHEDULE | |
| DATE: 05/08/23 | ENGINEER: SS |
| JOB #: 23143 | DRAFTSMAN: SS |
| SCALE: N.T.S. | CHECKED BY: CA |

SK-1




FACTORS USED IN THE DESIGN OF THIS RETAINING WALL THAT NEED TO BE VERIFIED BY THE BUILDER:

1. SOIL SPECIFIC WEIGHT (SOIL DENSITY COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY BASED ON ASTM D698 METHOD), $\gamma$= 110 PCF
2. SOIL ALLOWABLE BEARING CAPACITY= 2,000 PSF
3. INTERNAL FRICTION ANGLE, $\Phi$= 30°
4. EXTERNAL FRICTION FACTOR, $\mu$ = 0.35
5. ACTIVE SOIL PRESSURE (or EFP), Pa= 36.7 PSF
6. PASSIVE SOIL PRESSURE, Pp= 330 PSF
7. f'c=3,000 psi, Fy=60,000 psi, fm=1,500 psi
8. BACKFILL = 2:1 MAXIMUM
9. DIMENSIONS AND REINFORCING FOR RETAINING WALL HEIGHTS SHOWN ON THE ATTACHED SCHEDULE.
10. ALL SOIL PROPERTIES USED IN THIS DESIGN TO BE VERIFIED BY OTHERS.
11. SEAL SHOWN ON THIS DOCUMENT IS NOT VALID UNLESS IT IS SIGNED AND DATED BY THE PERSON WHOSE NAME IS ON THE SEAL.




NOTE:
NUMBER OF "Lb" BARS SHALL BE PLACED TOP & BOTTOM IN FOOTING.

GEORGIA REGISTERED No. PE034108 PROFESSIONAL ENGINEER BOBBY H. AARON, JR.

skywark engineers
385 Shallowford Road Suite 400 Marietta, Georgia 30062
770.541.1070
770.541.1076x Fax

| THE HUNT RESIDENCE | |
|---|---|
| CMU RETAINING WALL | |
| DATE: 05/08/23 | ENGINEER: SS |
| JOB #: 23143 | DRAFTSMAN: SS |
| SCALE: N.T.S. | CHECKED BY: CA |

SK-2


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

PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM


CONSTRUCTION DETAILS

| DATE | 11-08-24 | 12-06-24 | 12-11-24 | 01-06-25 |
|---|---|---|---|---|
| SCALE | AS SHOWN | AHG | GHB | |
| DRAWN | AHG | | | |
| CHECKED | GHB | | | |

REVISIONS
LAYOUT REVISION
LAYOUT REVISION - AJJ
LAYOUT REVISION - AJJ

GEORGIA REGISTERED No. PE034108 PROFESSIONAL ENGINEER GEORGE H. BAIN

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 24-246

SHEET NO.
C-6

24 HOUR EMERGENCY CONTACT: JENNIFER ROBERTSON: 770-427-3020

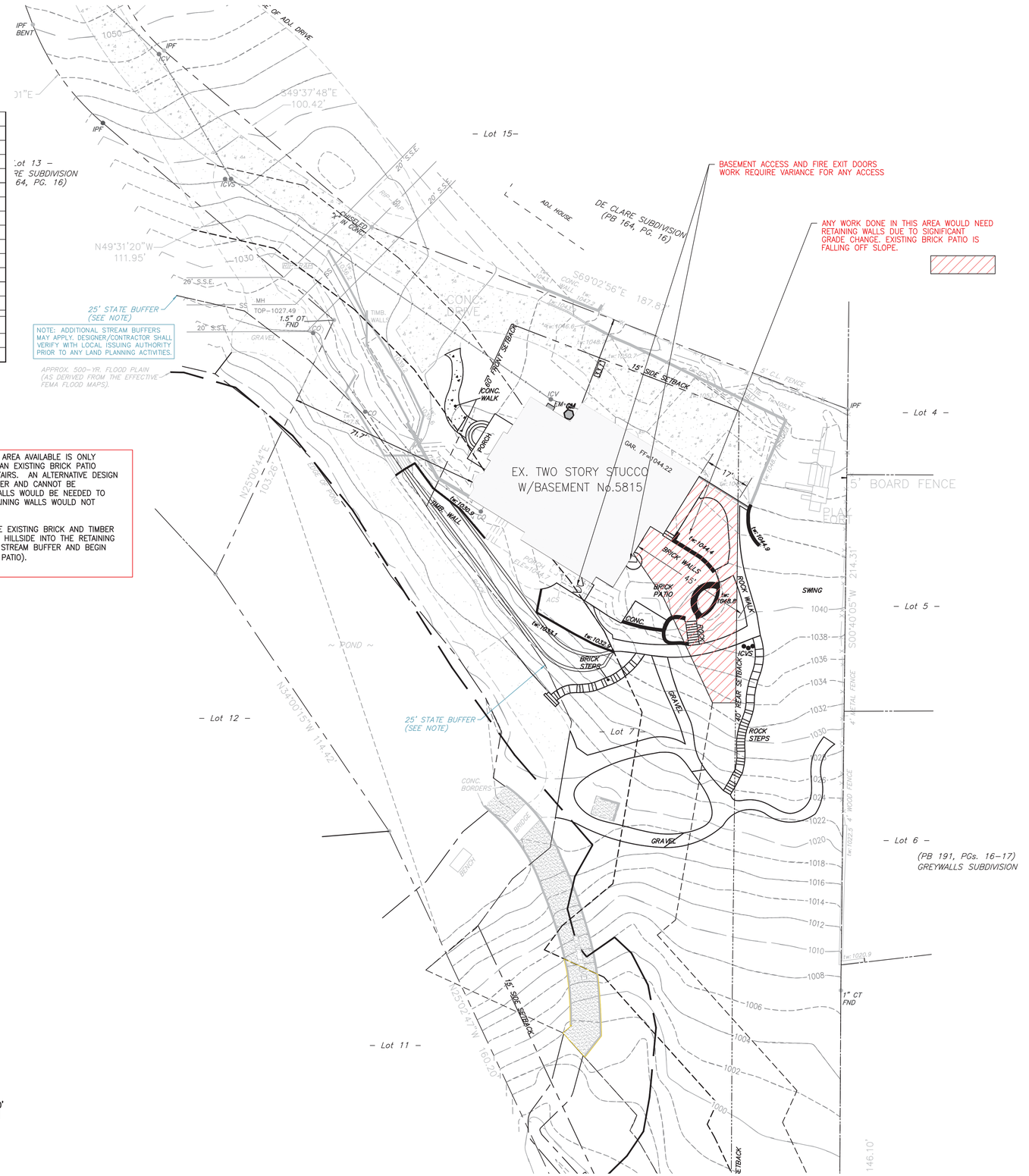
## ALT- CONSTRUCTION LOT COVERAGE:

| Alternative Imperviosu Area | |
|---|---|
| **EXISTING IMPERIVIOUS AREA** | **SF** |
| EXISTING HOUSE | 3,290 |
| EXISTING CONCRETE DRIVEWAY | 6,593 |
| EXISTING GRAVEL DRIVEWAY | 2,783 |
| EXISTING PATIOS | 1,077 |
| EXISTING FRONT WALK | 162 |
| EXISTING PORCH | 360 |
| EXISTING ROCK AREA | 198 |
| EXISTING UTILITY PAD | 63 |
| EXISTING WALLS + CURB | 462 |
| GRAVEL + BRICK PATHWAYS+ STAIRS | 2,853 |
| EXISTING CONCRETE FLUME + BRIDGE | 1,752 |
| **TOTAL EXISTING IMPERVIOUS AREA** | **19,593** |
| | |
| **PROPOSED WALLS** | **204** |
| **EXISTING AND PROPOSED IMPERVIOUS** | **19,797** |
| **LOT COVERAGE %** | **29.05%** |

## REASONS FOR NO ALTERNATIVE:

WORKING OUTSIDE OF THE 75FT STREAM BUFFER AND WITHIN ALL PROPERTY SETBACKS, THE AREA AVAILABLE IS ONLY ROUGHLY 1,850 SF TO WORK WITH ON A SIGNIFICANT SLOPE. WITHIN THIS AREA, THERE IS AN EXISTING BRICK PATIO WHICH IS ALREADY SLIPPING DOWN THE HILLSIDE AND GRAVEL PATHWAYS WITH FLAGSTONE STAIRS. AN ALTERNATIVE DESIGN IS NOT APPLICABLE OR AVAILABLE AS THE ENTRY TO THE RESIDENCE IS WITHIN THE 75' BUFFER AND CANNOT BE RELOCATED AND THE EXISTING BRICK PATIO ALSO RUNS INTO THE 75' BUFFER. RETAINING WALLS WOULD BE NEEDED TO BE BUILT TO LEVEL OUT THE AREA MARGINALLY FOR ANY USE, THOUGH ANY PROPOSED RETAINING WALLS WOULD NOT HELP THE EXISTING STRUCTURES.

THE RETAINING WALLS ALONG THE GRAVEL DRIVEWAY WOULD STILL NEED TO BE BUILT AS THE EXISTING BRICK AND TIMBER WALLS ARE DILAPIDATED AND FAILING, CAUSING RISK OF THE RESIDENCE SLIPPING DOWN THE HILLSIDE INTO THE RETAINING POND. IN ALTERNATIVE DESIGN, PROPOSED RETAINING WALLS WOULD BE WITHIN THE 25'-50' STREAM BUFFER AND BEGIN AND END IN EXISTING RETAINING WALLS (ALONG PATHWAY STEPS AND INTO WALL OF GRAVEL PATIO).




N

0 20' 40'

SCALE: 1" = 20'

GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.


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


PREPARED FOR:
CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 20, MARIETTA GA 30066
770-427-3020
CHATHAMLANDSCAPES.COM

ALTERNATIVE DESIGN \ REASON FOR NO ALTERNATIVE

| REVISIONS | |
|---|---|
| 12-06-24 | LAYOUT REVISION |
| 12-11-24 | LAYOUT REVISION - AJJ |
| 01-06-25 | LAYOUT REVISION - AJJ |

| | |
|---|---|
| DATE | 11-08-24 |
| SCALE | AS SHOWN |
| DRAWN | AHG |
| CHECKED | GHB |

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H. BAILEY III

CONSTRUCTION PLANS FOR:
5815 DeCLAIRE COURT
LAND LOT 123, 17TH DISTRICT
SANDY SPRINGS, FULTON COUNTY, GEORGIA

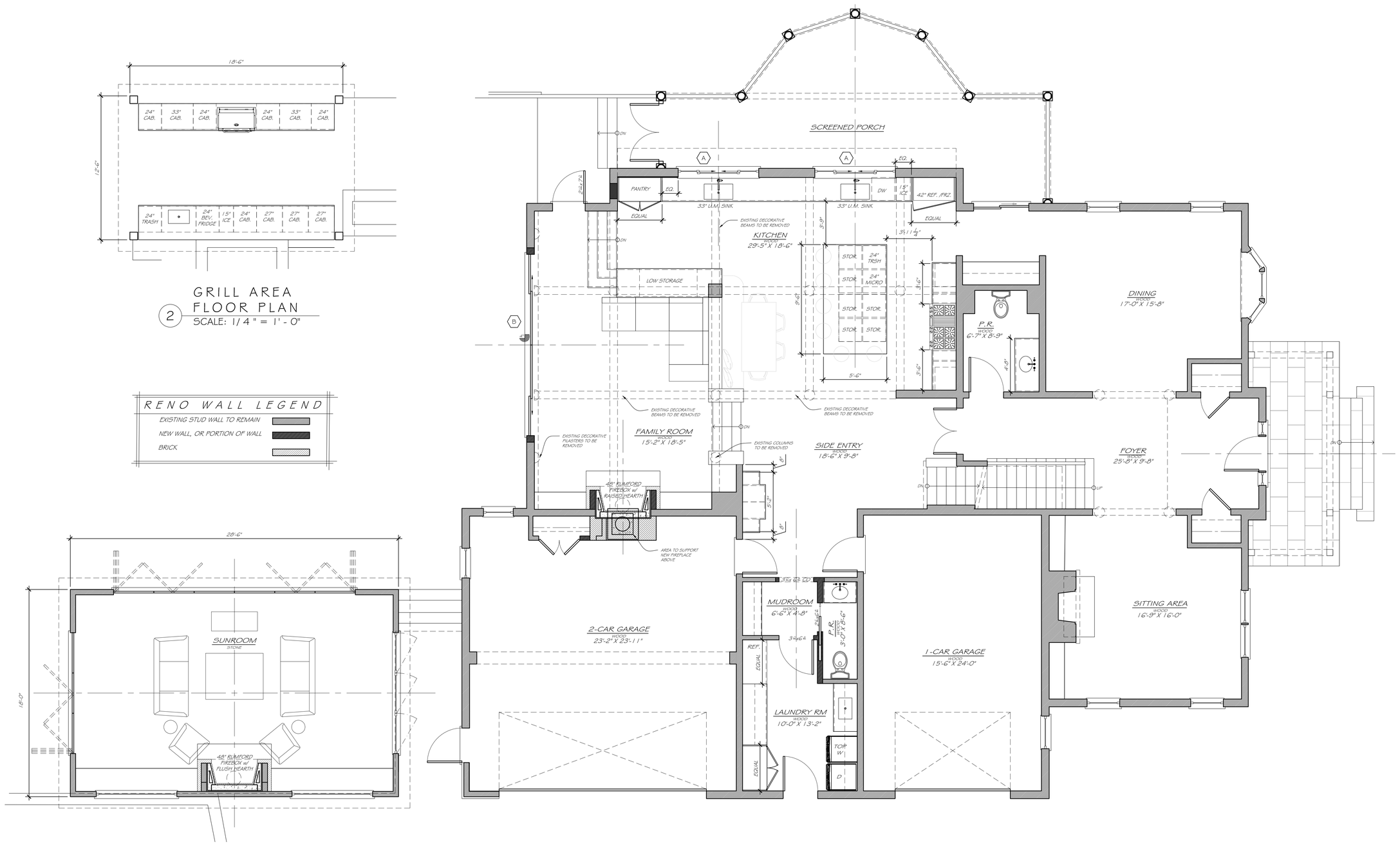
CVE PI # 24-246

SHEET NO.
C-7

GRILL AREA
FLOOR PLAN
2 SCALE: 1/4" = 1'-0"

RENO WALL LEGEND

- EXISTING STUD WALL TO REMAIN
- NEW WALL, OR PORTION OF WALL
- BRICK




1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

HAZEL AND GREY
ARCHITECTS

678.478.8417
jeremy@hazelgreyarchitects.com
770.310.8650
julie@hazelgreyarchitects.com

RENOVATION
TO THE
HUNT HOME

5815 DE CLAIRE COURT
ATLANTA, GA 30328

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☐ Half-Size Plot

Note to Contractor:
Any discrepancies, inconsistencies or ambiguities found between the drawings, specifications & site conditions shall be immediately reported to the Architect in writing. The Architect will promptly correct the same in writing. Work done by the contractor after discovery of such discrepancies, inconsistencies or ambiguities shall be done at the contractor's risk.

Print Record

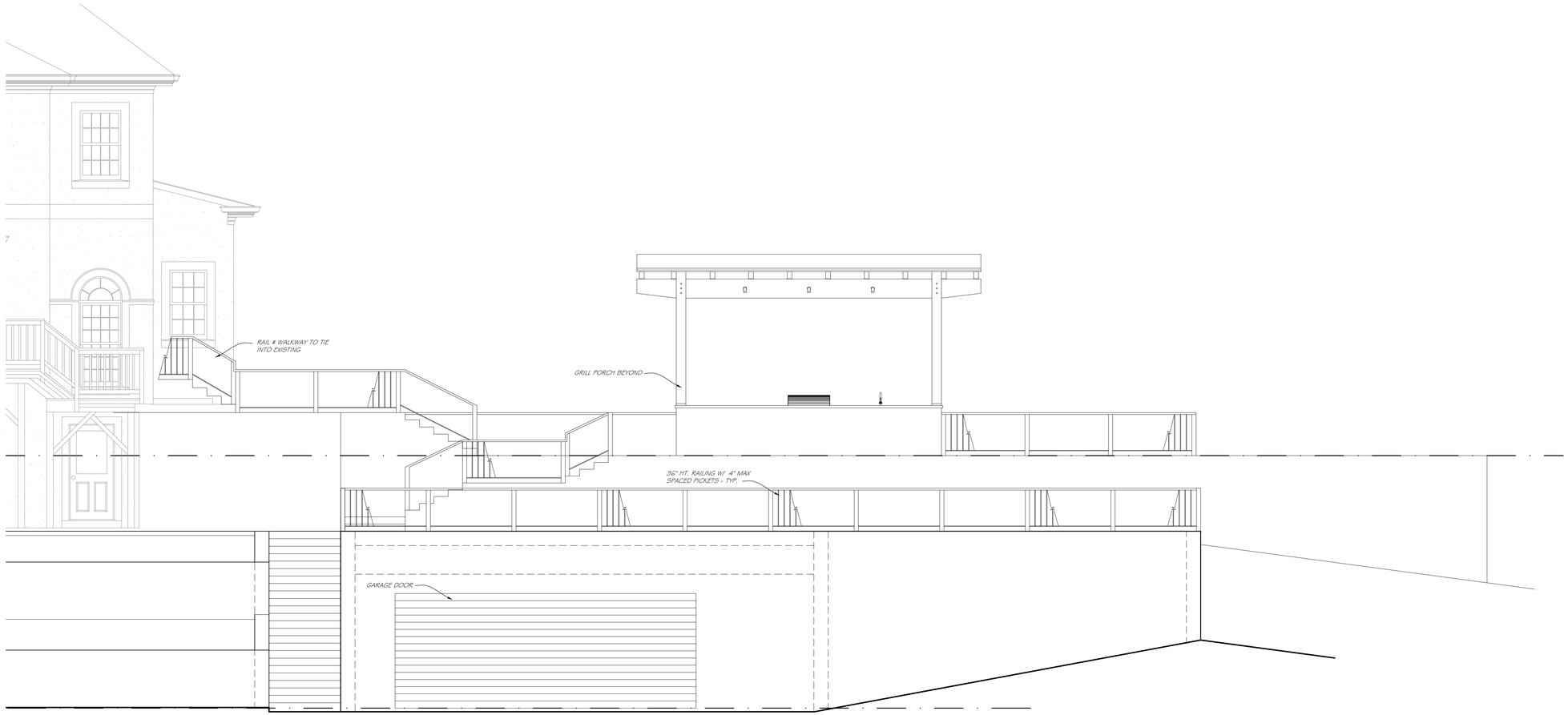
| | |
|---|---|
| 21 MAY 2024 | CLIENT REVIEW |
| 17 JULY 2024 | REVIEW |

Print Date: 17 JULY 2024
Project #: 24006
Drawn By: J.A.G.
Checked By: J.S.G.

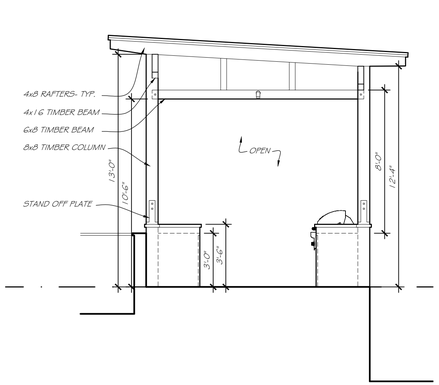
MAIN LEVEL
FLOOR
PLAN

A1.1

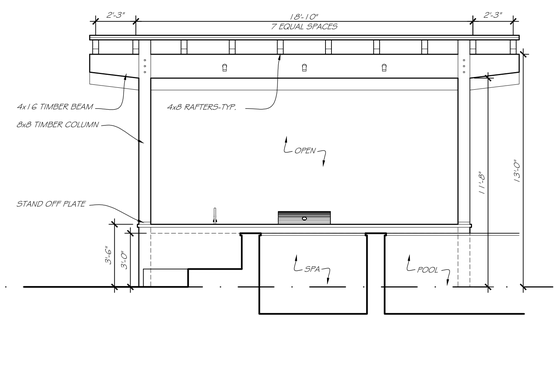
☐ Released for Construction
☒ Not Released for Construction



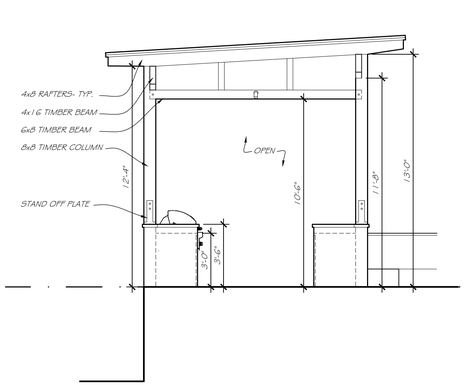

## 1 GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



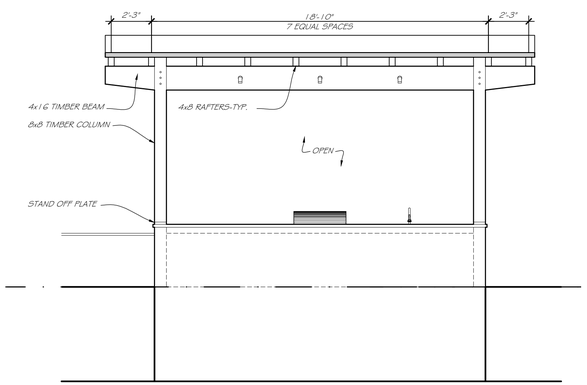

## 2 GRILL AREA SIDE ELEVATION
SCALE: 1/4" = 1'-0"




## 3 GRILL AREA FRONT ELEVATION
SCALE: 1/4" = 1'-0"




## 4 GRILL AREA SIDE ELEVATION
SCALE: 1/4" = 1'-0"




## 5 GRILL AREA REAR ELEVATION
SCALE: 1/4" = 1'-0"

HAZEL AND GREY
ARCHITECTS

678.478.8417
jeremy@hazelgreyarchitects.com
770.310.8650
julie@hazelgreyarchitects.com

RENOVATION
TO THE
# HUNT HOME

5815 DE CLAIRE COURT
ATLANTA, GA 30328

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☐ Half-Size Plot

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Print Record

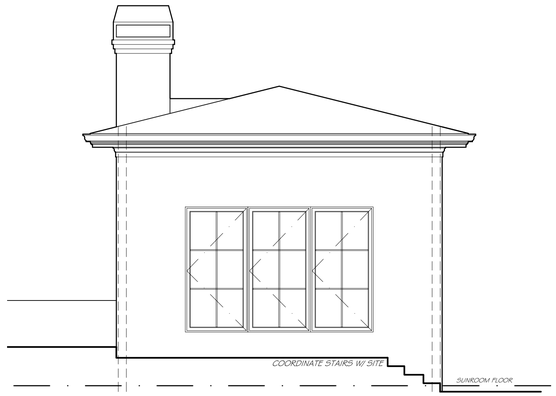
| | |
|---|---|
| 17 JULY 2024 | REVIEW |

| | |
|---|---|
| Print Date: | 17 JULY 2024 |
| Project #: | 24006 |
| Drawn By: | J.A.G. |
| Checked By: | J.S.G. |

EXTERIOR
ELEVATIONS

# A2.2

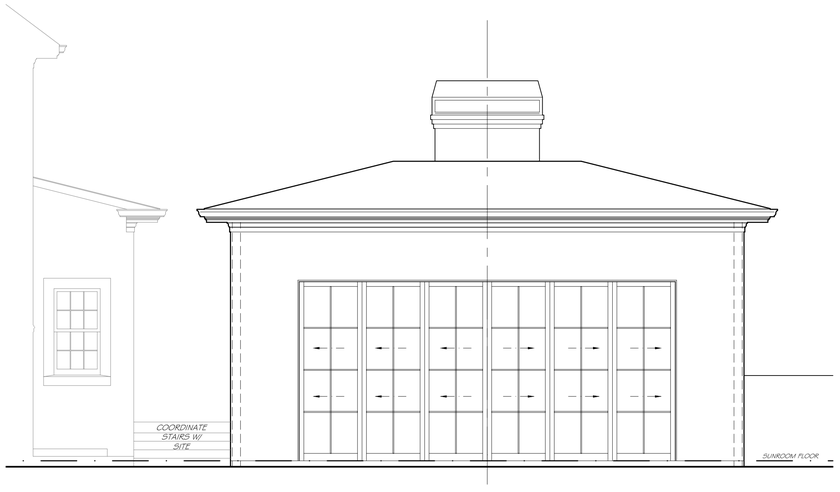
☐ Released for Construction
☒ Not Released for Construction



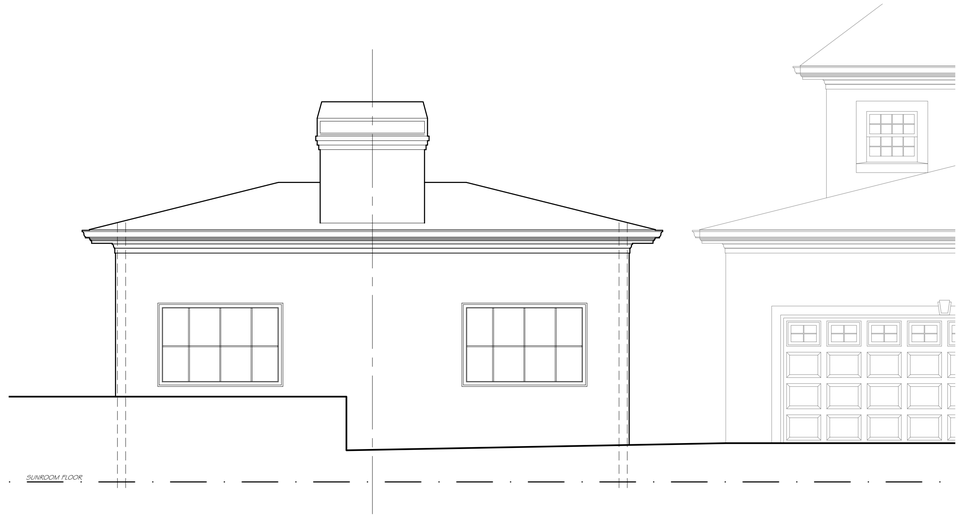

1 SUNROOM SIDE ELEVATION
SCALE: 1/4" = 1'-0"




2 SUNROOM SIDE ELEVATION
SCALE: 1/4" = 1'-0"




3 SUNROOM FRONT ELEVATION
SCALE: 1/4" = 1'-0"




4 SUNROOM REAR ELEVATION
SCALE: 1/4" = 1'-0"

HAZEL AND GREY
ARCHITECTS

678.478.8417
jeremy@hazelgreyarchitects.com
770.310.8650
julie@hazelgreyarchitects.com

RENOVATION
TO THE
HUNT HOME

5815 DE CLAIRE COURT
ATLANTA, GA 30328

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☐ Half-Size Plot

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Print Record
17 JULY 2024 REVIEW

Print Date: 17 JULY 2024
Project #: 24006
Drawn By: J.A.G.
Checked By: J.S.G.

EXTERIOR ELEVATIONS

A2.3

☐ Released for Construction
☒ Not Released for Construction

Drive
75' Buffer
50' Buffer
25' Buffer
Gravel Drive
Edge of Pond
15' BL
Drive
60' BL
Residence
5.5" Risers
Permeable Pavers
Tanning Ledge
Pool
Spa
Seat Wall
Porch
Little Bunny Grass
Pittosporum
Synthetic Turf
Holly
Podocarpus
Holly
Pittosporum
Pot
Knockout Rose
Hydrangea
Anise
Azalea
Camellia Japonica
Pot
Cephalotaxus
Hydrangea
Green Giant Arborvitae
Azalea
Snowball Viburnum
Magnolia
Synthetic Turf
Garage Footprint
Kousa Dogwood
Podocarpus
Camellia Sasanqua
Tree Form Burford Holly
Helleborus
Permeable Pavers
Edge of Pond
Edge of Pond
Bridge
Concrete Flume
25' Buffer
50' Buffer
75' Buffer
Scale: 1" = 10'-0"
0 5 10 20
SCALE IN FEET

CHATHAM LANDSCAPE SERVICES
1290 KENNESTONE CIRCLE
SUITE D 200 | MARIETTA GA 30066
T: 770.427.3020 F: 770.427.3181
CHATHAMLANDSCAPES.COM

# Matt and Adrienne Hunt Residence

5815 DeClaire Ct.
Atlanta, GA 30328

| DATE | REVISION |
|---|---|
| 2/24/23 | BASEMAP |
| 4/21/23 | DESIGN |
| 4/4/24 | RE-DESIGN |
| 12/3/24 | RE-DESIGN |

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Tuesday, February 18, 2025 6:30 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250218232659.985000
**Citizen Name:** Craig Lefkoff
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 900 Greyfield Place Sandy Springs, Georgia
**Favorability:** Opposed

**Comment:** I am opposed to this variance. It is an extreme change in landscape to have this kind of development that encroaches on the integrity of three homeowners in our subdivision. There must be a more reasonable way to use property than this kind of unusual structure and encroachment situation. I am on the Sandy Springs leadership council, and I would be interested in knowing how the zoning commission of our city views this kind of largess in residential development as compared to the other dwellings in the subdivision and the adjoining subdivision.

---

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Monday, February 17, 2025 3:00 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250217195041.201000
**Citizen Name:** J. Heekin
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 930 Greyfield Place
**Favorability:** Opposed

**Comment:** The surrounding homes just found out about this variance and encroachment. It will negatively impact their property. Please allow time for more analysis and discussion on this variance. There are many factors that should be considered.

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**Samuels, Ian**

**From:** Sandy Springs GIS
**Sent:** Wednesday, February 26, 2025 11:30 AM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250226162409.099000
**Citizen Name:** Jeff Hicks
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 940 Greyfield Pl Sandy Springs, GA 30328
**Favorability:** Opposed

**Comment:** My name is Jeff Hicks and my wife and I have resided at 940 Greyfield Pl since 1998. I have lived in Sandy Springs (or what is now Sandy Springs) since 1985. We have enjoyed the benefits of its incorporation from its inception. We oppose the variances requested in total. First, the idea of building an addition up to the property line of our neighbors on Greyfield seems unreasonable and unfair. It will significantly disrupt their enjoyment of their properties and eliminate any buffer that now exists. Removing trees, in an area that would seem to be unbuildable with today's zoning, will not only cause a loss of the buffer but create the likelihood that trees and shrubbery on the Greyfield properties will be damaged over time. When we bought/built here it was made clear that the wooded areas between the streets was unbuildable and would remain intact. The proposed addition/expansion seems quite unreasonable for a lot with so many implications to its natural features. Secondly, the 5815 DeClaire Ct. property includes a pond and stream that feed into Long Island Creek which ultimately feeds into the Chattahoochee River. It is my understanding that the improvement and integrity of Long Island Creek is an important issue to the City of Sandy Springs. Several properties on Greyfield, including ours, will be potentially compromised by any changes to the stream and the flow as the water heads to LI Creek and further downstream. Sadly, we have had much destruction of our wooded area over the last few years due to 285 construction. We adamantly oppose further reduction of our natural canopy and woods. Thirdly, the Greyfield neighbors have been given little notice or instruction about these plans. While the letter of the law may have been followed, we received our notices in an envelope marked similarly to much junk mail we receive soliciting landscaping business. Several neighbors, including the one most affected, have yet to receive the formal notice. While the sign posting is on De Claire, the Greyfield neighbors would have no reason to know the request existed since De Claire is a cul de sac that we would infrequently travel. Fourthly, the approval of such a variance would likely create a precedent that would be awful. Protecting our natural habitats and resources is vital. Building on properties that have a negative impact on immediate neighbors with long term implications seems to go against Sandy Springs's plans and mission. I am not an engineer. I do suggest that if there is any inclination to consider these variances that Sandy Springs' officials visit and closely analyze these issues. We have to continue our fight to maintain the Long Island corridor and its natural beauty and attactiveness. Thanks for your time.

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Tuesday, February 18, 2025 5:15 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250218221449.920000
**Citizen Name:** Kay Vaughn
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 935 Greyfield Place
**Favorability:** Opposed

**Comment:** For these reasons I request the Board Deny this Variance I am one of the homeowners on Greyfield Place that abut the property of the applicant. The removal of many healthy mature trees will affect our privacy and take away the function of a buffer for the constant noise coming from I 285. This will also have an environmental impact. All of this will reduce our Property value and make our neighborhood less inviting. Granting this Variance may set a precedent that undermines zoning laws designed to maintain neighborhood character. I feel the owners have other reasonable alternatives that comply with Existing zoning rules without requiring a variance. Please DENY this Variance

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Monday, February 17, 2025 3:00 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250217194650.669000
**Citizen Name:** Linda Basham
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 945 Greyfield Place Atlanta, Ga. 30328
**Favorability:** Opposed

**Comment:** This proposal is located DIRECTLY behind my house and if approved will drastically decrease my privacy, property value and quality of life. It requests the COMPLETE ELIMINATION of any existing setback on their property in order to build right up to our shared property line. It is invasive and unreasonable given that our houses are very close together with small backyards to begin with. The proposal adds the equivalent area of another house in between our existing ones. This proposal will require clear cutting of existing trees and change the look of the mature tree cover in our backyards. Two of the retaining walls proposed will be right at my property line and could damage root systems to the existing trees and landscaping in my yard. We need these trees to buffer the sound from I-285 and Mt Vernon Rd. Setbacks are required allowing for distance and privacy for homeowners. Please DO NOT grant this variance. It will destroy my backyard and significantly reduce my property value. It is not reasonable or fair, not to mention the noise and disruption of a project this size. Finally, I have never received any notification of this proposal. I heard about a letter from a neighbor and started researching with the help of our HOA. I am surprised that any project of this size could get to this stage without proper notification to an adjacent property owner. This plan had to have been in the works for a while. I hope the Council will protect existing property owners and their property values.

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**Samuels, Ian**

**From:** Sandy Springs GIS
**Sent:** Wednesday, February 26, 2025 7:15 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250227000216.812000
**Citizen Name:** Linda Bahsam
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 945 Greyfield Place, NW
**Favorability:** Opposed

**Comment:** I am submitting this letter in Opposition to the Variance request V-24-38 which will be heard by the Board of Appeals on 3/5/25. I live in the Greywalls Subdivision and my home sits directly behind the property requesting this variance. I have NEVER received written notice of this request and learned of it through my neighbors. I have lived at 945 Greyfield Place for almost ten years and enjoy a very small but private wooded backyard with a mature tree canopy. My yard has a certain intimacy about it and is a bird paradise. The back of my home opens to my yard with lots of windows and I consider this area an extension of my living space. When purchasing my property, I understood the area behind my home to be protected against any further development. This proposal, if approved, will destroy any sense of privacy I enjoy in my backyard, and it will become completely unrecognizable to me. It will include clearcutting trees across and behind the entire length of my property and building out all land areas from the existing home behind me up to my property line. It will completely change the look and experience of where I live. Besides eliminating any privacy and space I currently have, it could destroy the trees and landscaping in my backyard. Two different Landscapers have told me that clearcutting such a large area located right up to my property line will disturb the CRITICAL ROOT ZONE of the trees and landscaping in my yard. The grading and improvements outlined will be built too close to ensure tree/landscaping survival. It is shown that 20 trees will be removed and only 4 trees replanted, but none of the replacement trees will be planted in the area clearcut and built on behind my house, providing no visual buffer for the privacy lost. The improvements are too extensive and unreasonable given the limited space between our two houses. It is my understanding that the house behind me could not even be built given existing laws today. How is it even possible to gain approval of such an elaborate buildout of their yard given these restrictions? It's illogical. In addition to a free standing sunroom to be built behind, and perpendicular, to their existing house (which is what I will see instead of a canopy of trees), it will also include a pool, pool deck, sauna, synthetic turf area, outdoor kitchen, firepit, underground garage and three massive retaining walls to hold it all in place WITHOUT OBSERVING ANY SETBACK. This area of improvement is one and a half times the footprint of their house that exists today, similar to adding another house in between our houses as they exist now. Where is the respect for privacy and space? Where is the respect for nature and shared enjoyment for all? Why would a neighbor place an outdoor kitchen and firepit right along their property line closer to their neighbor's house than their own? What lights will it require? Noise to neighbors in close proximity? Setbacks are important for all improvements providing reasonable distance/space for adjoining neighbors. Their proposal is essentially requesting the building of a private park without regard to their neighbors. Everyone values privacy, low lighting and quiet in a residential setting. The homeowners behind me had to be aware of their current zoning restrictions and limitations

when they purchased their home. It's not fair to surrounding homeowners to ask for such drastic alterations requiring variance waivers, clearcutting (literally every homeowner's nightmare) and elimination of setbacks causing damage to neighboring trees and landscaping. Please protect my property, privacy and quality of life. Please protect the current water flow and drainage for the property owners in Greywalls subdivision. All homeowner's rights should be protected equally and consideration given to all. Not to mention the disturbance and disruption surrounding a project of this magnitude. I plan to attend the March 5th meeting and will request to speak addressing my concerns. I would encourage an in-person site visit to my property in order to understand how invasive this project will be for me and our subdivision. I respectfully request you deny Variance V-24-38. Thank you for your consideration, Linda Basham 945 Greyfield Place 404-290-8009

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Monday, February 17, 2025 6:30 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250217231708.732000
**Citizen Name:** Mark and Beth Roberson
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 910 Greyfield Place Northwest
**Favorability:** Opposed

**Comment:** We are responding based on information we have gathered, not what we have received regarding this project in any official capacity until a visit on Sunday afternoon late, February 16, 2025, by the Hunts. We are only days alway from this appeal, suffice it to say we never were contacted inititally and now we are at the appeal stage. "We are opposed to the referenced variance. It will adversely impact the character of the Greywalls neighborhood, especially the five homes that abut the property of the applicant. The work so very close to the trees and greenspace buffer will likely be killed. New plantings by the applicant will take years to grow to a buffer size. "The trees that will be removed are critical to the enjoyment of our homes, including their function in abating the traffic noise from the ever-widening highway within yards of our neighborhood, and as a screen between us and adjacent neighborhoods. "We know that some of our neighbors have stated additional sound reasons in opposition to this variance, and we endorse and adopt those reasons. Please reject this petition for a variance.

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Wednesday, February 26, 2025 4:45 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Categories:** Important

**Case ID:** V-24-38
**Time Submited:** 20250226213347.804000
**Citizen Name:** Elizabeth Roberson
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 910 Greyfield Place, NW
**Favorability:** Opposed

**Comment:** As a homeowner in Sandy Springs for 27 years, I am concerned about a variance request that negatively impacts five homeowners. There are likely other properties available in the area that can accommodate the desired “recreation area” that requires a variance of this homeowner adversely affecting others. The current property’s boundaries should have been known and considered by the homeowner at time of purchase. Those boundaries were established for good reasons; reasons for which we are grateful. The letter dated January 30, 2025, was not received until mid-February. It arrived in a disguised envelope from a landscaping company, which is typically categorized as junk mail. Many of our residents did not even receive that mailing. Additionally, a yard sign was placed on the dead-end street appears to undermine the transparency of the variance request process. We were made aware of this requested variance when the Hunt’s showed up at our door on a Sunday afternoon after delivering a bottle of wine to one Greywalls’ affected homeowners. At that point, we had not received any notification. I was engaged as a homeowner when Sandy Springs became a city. Zoning protection and quality of life were key values in establishing the city. We must uphold these principles to maintain our community’s desirability and to live up to the commitment made to our residents when supporting cityhood. I love my children and grandchildren and as a former preschool and kindergarten teacher, I want our children to have ever advantage possible, but it is important to consider the impact on the five neighbors' quality of life and property values over that of recreational pleasure of one, especially when alterative options are available in provided parks and alternative residential area in which to live. Therefore, I request the Board of Appeals to deny this variance request. Elizabeth Roberson Greywalls Neighborhood 910 Greyfield Place Sandy Springs, GA 30328

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Monday, February 17, 2025 3:30 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250217202235.792000
**Citizen Name:** Michael Heekin
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 930 Greyfield Place
**Favorability:** Opposed

**Comment:** We are opposed to the referenced variance. It will adversely impact the character of the Greywalls neighborhood, especially the five homes that abut the property of the applicant. The trees that will be removed are critical to the enjoyment of our homes, including their function in abating the traffic noise from the ever-widening highway within yards of our neighborhood, and as a screen between us and adjacent neighborhoods. We know that some of our neighbors have stated additional sound reasons in opposition to this variance, and we endorse and adopt those reasons. Please reject this petition for a variance.

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Monday, February 17, 2025 12:30 PM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250217171731.896000
**Citizen Name:** Nancy and John Whaley
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 965 Greyfield Place
**Favorability:** Opposed

**Comment:** We strongly oppose this variance. We just found out about this inadvertently by a neighbor.. We have not received any notice of this request. We are unable to attend the meeting on March 5th due to a previously scheduled event but with proper notice we would be there. This variance will severely impact the property values of several homes in Greywalls subdivision. The loss of trees that act as a buffer and natural area will be destroyed. Has an impact study been done on what it will do to the stream that runs along this area. The values of our homes comes in part do to the privacy and greenspaces behind our homes and this will destroy it. Also what will be the impact to the erosion of the ground in this area that could impact the stability of our homes. We ask for this to be denied or postponed so we can be in attendance and determine if we need legal counsel.

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## Samuels, Ian

**From:** Sandy Springs GIS
**Sent:** Tuesday, February 18, 2025 7:30 AM
**To:** Planning and Zoning Public Comments
**Subject:** There Is A New Comment For Zoning Case V-24-38

**Case ID:** V-24-38
**Time Submited:** 20250218004703.380000
**Citizen Name:** Seth Price
**Citizen Email:** [redacted]
**Citizen Phone:** [redacted]
**Citizen Address:** 925 Greyfield Place Sandy Springs
**Favorability:** Opposed

**Comment:** I live on Greyfield Place and object to this large project that will remove lots of tree cover adjacent to the backyards of several neighbors. It is bad enough that the State has let us down by not putting up the sound walls we were promised for years, due to the ongoing auxiliary lane project. The last thing we need is the removal of more trees so a neighbor can install an underground garage and soccer field. Hopefully the City will not make a bad situation worse. Please reject the application.

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SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT
Board of Appeals Meeting, March 5, 2025

Case: **V-24-41 – 460 Laurel Chace Court**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: February 10, 2025

| **REQUEST** |
|---|
| Request for a variance from Sec. 9.2.3.A.2 to allow for a deck to encroach into the Seventy-Five-Foot Impervious Surface Setback and the Fifty-Foot Vegetative Buffer. |

| **APPLICANT** | | |
|---|---|---|
| Property Owners: | Petitioner: | Representative: |
| Victoria Brown | Kaye Barwood | Kay Barwood |

| **RECOMMENDATIONS** |
|---|
| **Department of Community Development** |
| Staff recommends **Approval** of Variance V-24-41 |

**MATERIALS SUBMITTED AND REVIEWED**

***Materials***

1. Application received on January 13, 2025

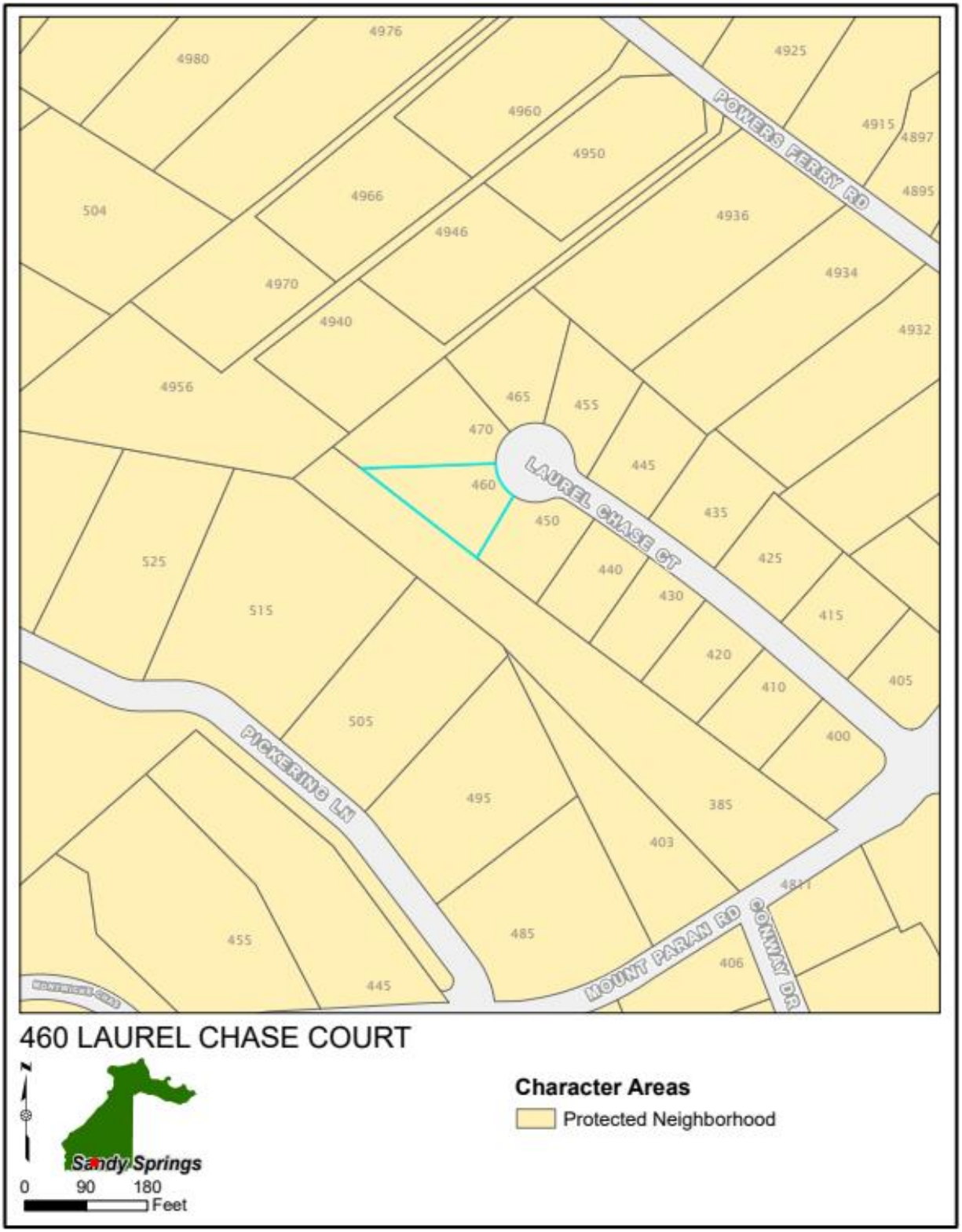
***Plans***

1. "Topographic Survey" received on 460 Laurel Chase Court.
2. "Survey Site Plan Documentation" received on January 13, 2025. Survey prepared by McClung Surveying. Stamped by Michael R. Noles.

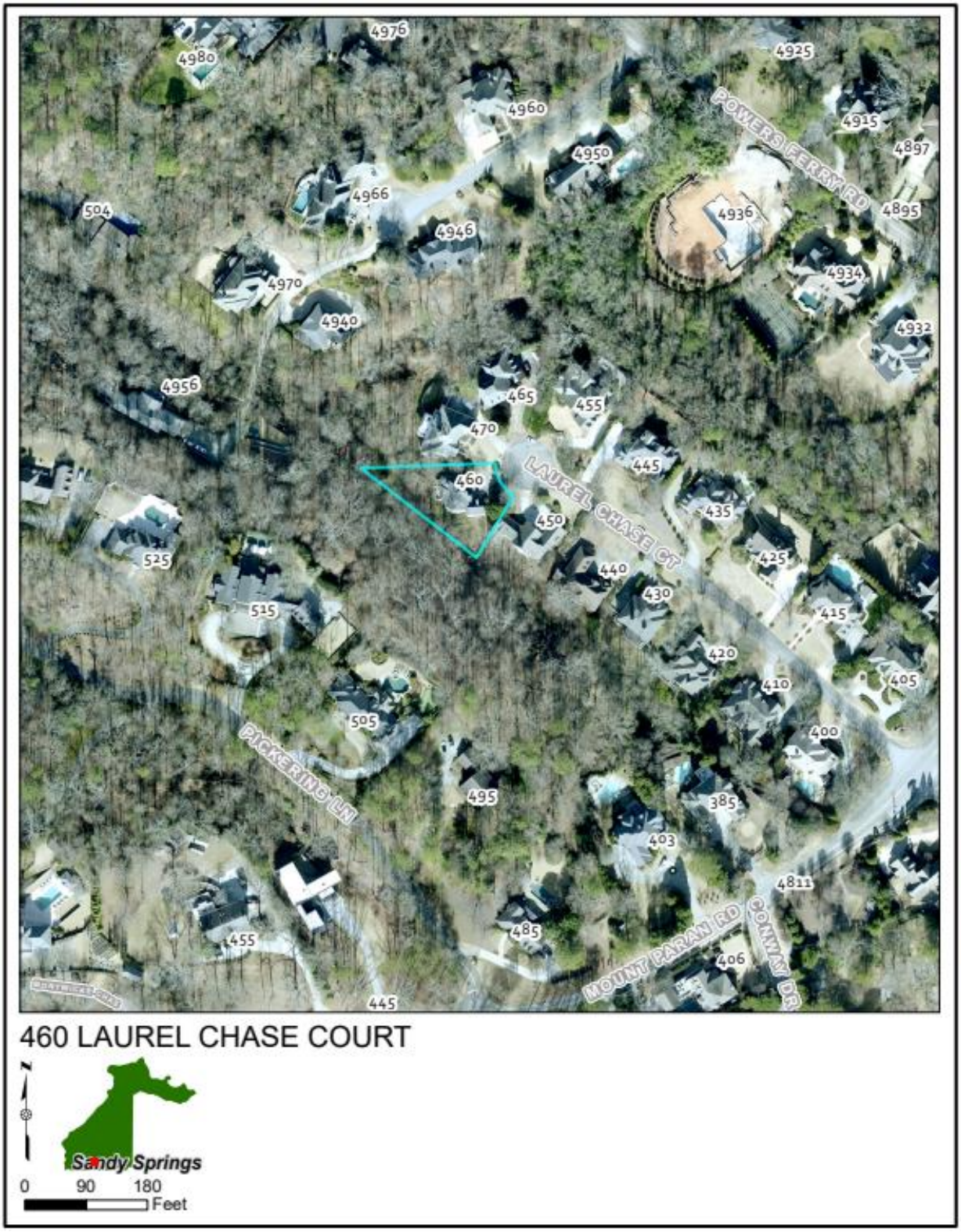
| PROPERTY INFORMATION | |
|---|---|
| Location: | 460 Laurel Chase Court (17 013600020090) |
| Council District: | Council District 6 – Andy Bauman |
| Neighborhood: | Laurel Brook |
| Road frontage: | Approximately 57 feet |
| Lot Depth | Approximately 111 feet |
| Acreage: | Approximately 0.43 acres |
| Current Zoning | RD-18 (Residential Detached – minimum lot size 18,000 square feet) |
| Existing Land Use: | Single-Family detached |
| Previous Zoning Cases: | N/A |
| Character Area: | Protected Neighborhood |

| EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY | | | |
|---|---|---|---|
| **Location relative to the subject property** | **Zoning** | **Address(es)** | **Land area (acres) (approximate)** |
| North | RD-18 / Residential Detached | 470 Laurel Chase Court | 0.58 |
| East | RD-18 / Residential Detached | 450 Laurel Chase Court | 0.41 |
| South | RE-1 / Residential Estate | 385 Mount Paran Road | 1.43 |
| **PROPOSED DEVELOPMENT** | | | |
| - | RD-18 / Residential Detached | 460 Laurel Chase Court | 0.43 |

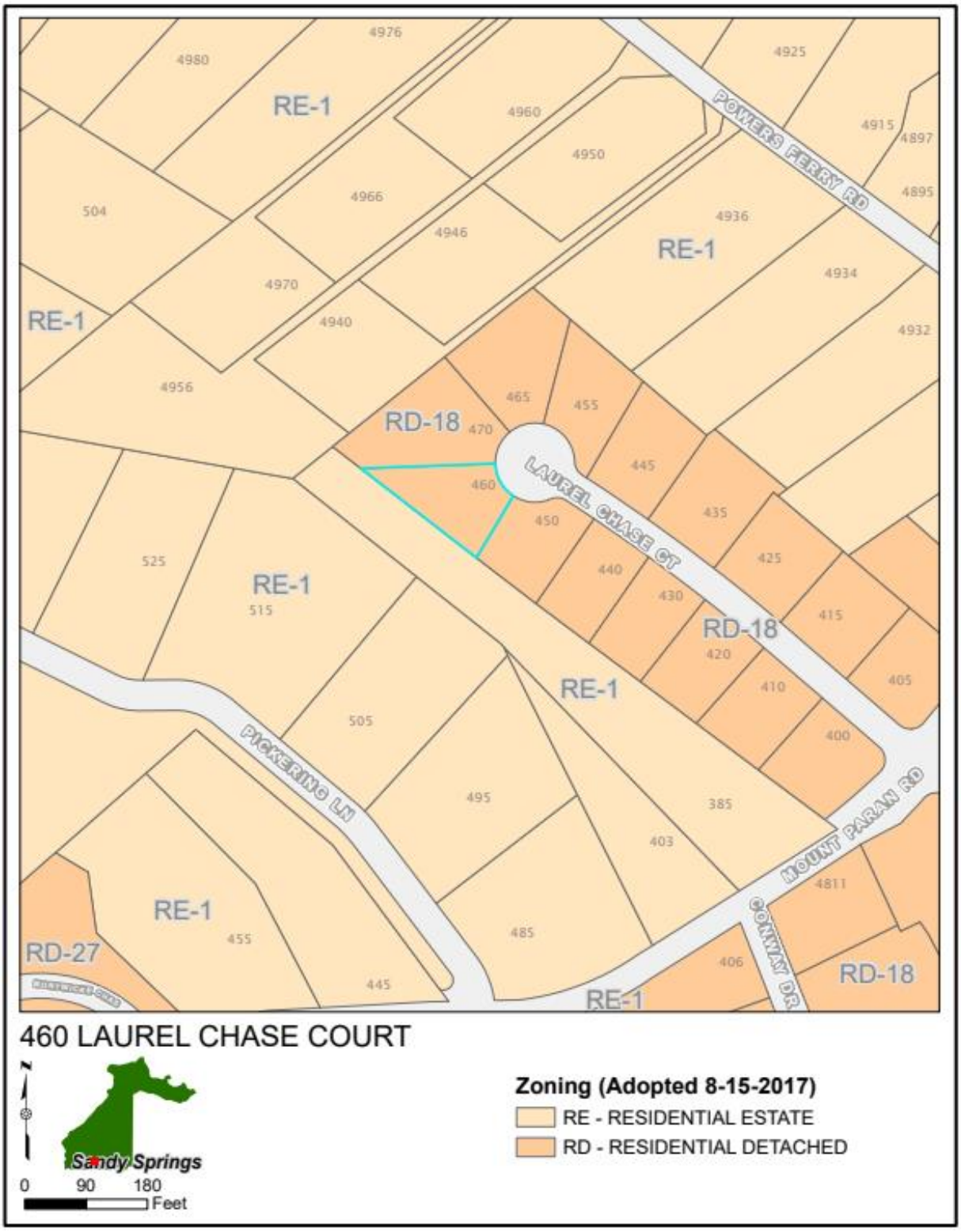
## CHARACTER AREA MAP



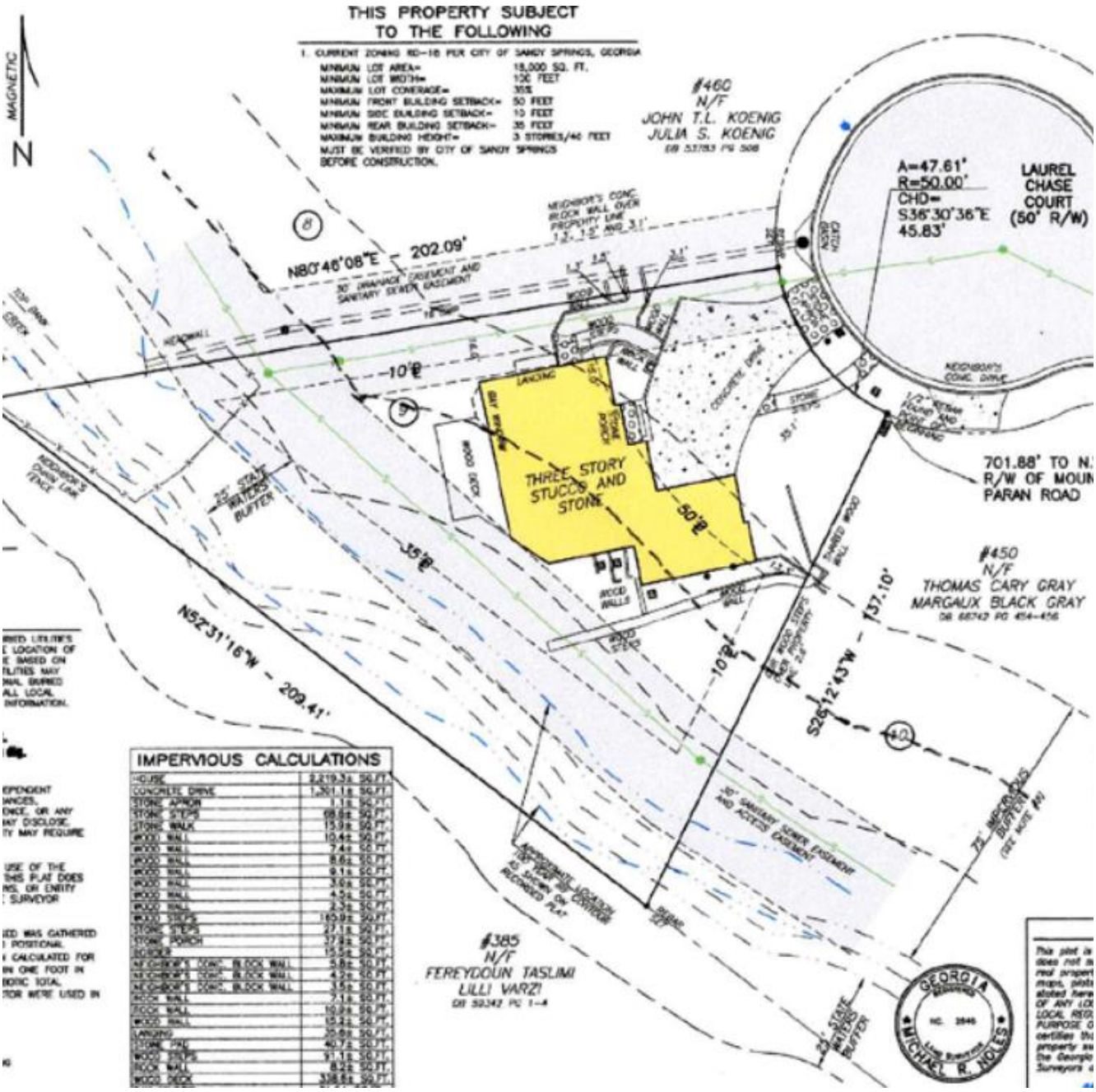
**AERIAL IMAGE**



**ZONING MAP**


460 LAUREL CHASE COURT
Sandy Springs
0 90 180
Feet
Zoning (Adopted 8-15-2017)
RE - RESIDENTIAL ESTATE
RD - RESIDENTIAL DETACHED
RE-1
RD-18
RD-27
POWERS FERRY RD
LAUREL CHASE CT
PICKERING LN
MOUNT PARAN RD
COMMAY DR

**SURVEY** received January 13, 2025



**EXISTING DEVELOPMENT**

The subject property is 0.43 acres with a 2-story single-family home, with a basement, wood deck, and 2-car interior garage. Based on Fulton County records, the present owners acquired the property in 2013, and the home was built in 1994. Located within the Laurel Brook neighborhood, the subject property sits in the southern portion of the City.

From the house to the lowest point in the rear yard there is a 16-foot elevation change. At the rear of the home is a 30-foot sewer and access easement adjacent to the existing deck. The existing development is entirely within the 50-foot vegetative buffer and 75-foot impervious surface setback. The home sits at the west end of a cul-de-sac on a trapezoid shaped lot. The property has the 100-year flood zone located in the rear of the property.




***Front of home***



***Right side of propety looking to Laurel Chase Court***

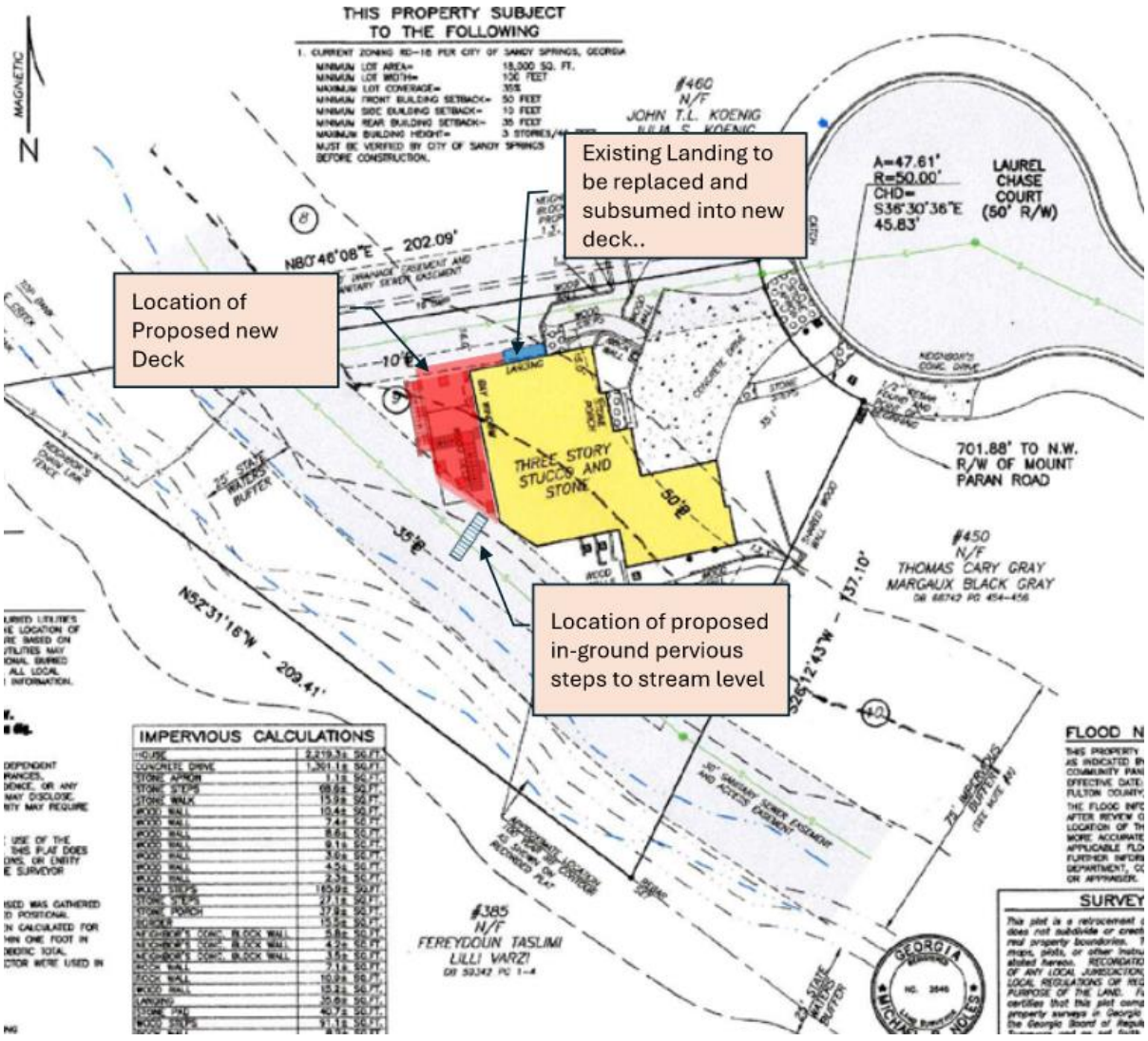


***Left side of property looking towards Laurel Chase***



***Slope of left side of property***

**SITE PLAN** (received January 13, 2025




***Site Plan***

**PROPOSED DEVELOPMENT**

The applicant is proposing to install a 605-sf deck underneath the existing 339 sf deck that encroaches into the 75-foot Impervious Surface Setback and the 50-foot Vegetative Buffer.

Per sec. 9.2.3.A.1. of the Development Code, "*An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation."*

Per sec. 9.2.3.A.2. of the Development Code, "*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. Land development activities in the impervious surface setback may be approved by the Director if they maintain or decrease the existing stormwater runoff rates."*

## State Waters Buffer Encroachment Chart

| Buffer/Impervious Setback | Total Existing Intrusion | Proposed Intrusion After New Deck | Difference | Percent Increase in Intrusion |
|---|---|---|---|---|
| 0-25 ft. State Undisturbed Natural Vegetative Buffer | 16 Sq. ft. | 16 Sq. ft | 0 sq. ft | 0.0% |
| 25-50 ft. City Undisturbed Natural Vegetative Buffer | 821 Sq. ft. | 895 Sq ft. | 74 Sq ft. | 9.0% |
| 50-75 ft. City Additional Impervious Setback | 1976 Sq. ft. | 2114 Sq ft. | 168 Sq ft. | 8.5% |
| ***Totals*** | ***2813 Sq. ft.*** | ***3055 Sq ft.*** | ***242 Sq ft.*** | **8.6%** |

- *This chart is proved by the applicant. Staff notes there is approximately 268 sf of encroachment at approxmiately 8% of increased intrusion.*

## V-24-41 STRAEM BUFFER 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 0.43-acred trapezoid shape lot was developed in 1994 with the associated stream buffers per Fulton County standards at that time. The 2006 incorporation of the City of Sandy Springs required the additional 50-foot vegetative buffer and 75-foot impervious surface setback. According to the survey, the home sits in these buffers preventing land development without a buffer.

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

Finding: Strict adherence to the minimal buffer and setback requirements would create a hardship as the buffers encompasses the entire home. According to the development code, land development, of any kind, would be nearly impossible without a variance.

***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 0.43-acred trapezoid shape lot was developed in 1994 with the associated stream buffers per Fulton County standards at that time. The 2006 incorporation of the City of Sandy Springs required the additional 50-foot vegetative buffer and 75-foot impervious surface setback. According to the survey, the home sits in these buffers preventing land development without a buffer.

***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 75-foot impervious surface setback begins at the driveway and associated buffers continues towards the stream and throughout the footprint of the home. The property has the 100-year flood zone located in the rear of the property.

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

Finding: The 75-foot impervious surface setback begins at the driveway and associated buffers continues towards the stream and throughout the footprint of the home. The property has the 100-year flood zone located in the rear of the property. The request is not intruding into any building setbacks.

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

Finding: Staff agrees that the variance request is the less intrusive into the 75-foot impervious surface setback because of the slither of increased impervious surface in the north portion of the home. Majority of the proposed decking would overlay the existing with deck within the 50-foot vegetative buffer. Staff notes that there is an additional 74 sf impervious increase into the 50-foot vegetative buffer. This is due to the proposed elevated deck.

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

Finding: The elevated proposed deck is only increasing by 8% of intrusion. The elevated deck is less invasive than an at grade development. An at grade development would cause more intrusion and disturbance than the proposed piers' impact.

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

Finding: The proposed elevated deck results in only an 8% increase in site intrusion, which is significantly less impactful compared to an at-grade development. An at-grade approach would create greater disturbance and site disruption than the minimal impact from the proposed piers.

## COMMENTS FROM OTHER PARTIES

**Sandy Springs City Engineer:**
No comment provided.
**Sandy Springs Arborist:**
No comment provided.
**Sandy Springs Building Official:**
No comment provided.
**Sandy Springs Land Development Manager:**
No comment provided.
**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** of Variance V-24-41 a request for a variance from Sec. 9.2.3.A.2 to allow for a deck to encroach into the Seventy-Five-Foot Impervious Surface Setback and the Fifty-Foot Vegetative Buffer. Staff recommends the following conditions:

1. Applicant must obtain Georgia EPD Approval letter for stairs encroachment before applying for a land disturbance permit for the city;
2. land disturbance activity must maintain or decrease the existing stormwater runoff rates and BMP must be approved by City Engineer;
3. approval from Fulton County Public Works for access, construction of any structure(s) or installation of any trees or shrubs within the Sanitary Sewer Easement and
4. Construction be substantially similar to the proposed site plan.

SPORTS

# Lovett girls achieve dramatic turnaround

**By Greg Oshust**
*Sports Editor*



Special Photo — Ben Ennis

Lovett freshman guard Riley Gallagher (5) looks to drive past a defender during the Lions' 49-43 victory over Hapeville Charter Dec. 3.

Only one year ago, the Lovett girls' basketball team ended a disappointing season with a 1-24 record.

What a difference a year makes for Lovett, which has achieved a dramatic turnaround as it approached the end of the 2024-25 regular season with a 15-7 overall record and 9-2 mark in Region 5AA, along with the No. 8 ranking in Class A-AAA Private, as of Feb. 5.

Leading the big improvement of Lovett's fortunes is first-year coach Taja Diaz, a former college standout player at Fresno State, who comes in with vast coaching experience on the professional level in the WNBA as well as on the NCAA Division I college level.

Inheriting a team that had only seven players on its roster and only about 30 players in the entire program (fifth grade through varsity) last year, Diaz has rebuilt the program and now has 11 players on the varsity as well as 62 in the entire program combined.

In addition, Diaz said she has put strong emphasis on the teaching of basic fundamentals that has paid dividends in a big way for the Lions.

"When I got here at Lovett, my two main goals were to, one, increase the visibility for the sport in general — Lovett has seen a drop off in girls' basketball as a whole, they had seven girls on the varsity team and barely enough for a JV team and only were able to combine seventh and eighth grade teams and we've increased the participation over 50 percent," Diaz said.

"And the second goal was to increase our skill level. So from fifth grade all the way up to varsity, each team — six teams — each team practices for about an hour and a half and we spend at least 30 to 45 minutes just alone on skill development — dribbling, passing, shooting, how to defend — just the basic essentials to be able to even play basketball, because if you don't have those basics, it's very difficult for me to run any plays or call any sets. So, still to this day, we spend at least over half of our practice just doing skill and that's been able to set our kids apart."

While Lovett is still going through growing pains, Diaz said she is encouraged by how well her team plays and focuses in the fourth quarter.

"We average a significantly high amount of turnovers, like almost 30 a game unfortunately," Diaz said. "But in the fourth quarter, we average only about three to five turnovers and that's because their ability to focus at the end of a game is key and we're not beating people by much — two points, three points, one point, though a win is a win — but I think it goes to their ability to lock in and finish the job and I couldn't be more proud of the way our seniors have bought in, they've been fantastic, and they have really just kind of set the tone."

Five-foot-9 freshman guard Riley Gallagher leads Lovett with 15.9 points per game, while 5-7 senior point guard Ella Turner (9.4 points a game) provides veteran leadership and 5-7 sophomore guard Maddy Eford (9.9 ppg) has also played a key role in the Lions' resurgence.

As the No. 2 seed in the Region 5AA tournament at Holy Innocents' Feb. 13 and 15, Lovett has earned a first-round bye and a spot in the semifinals to secure a place in the Class A-AAA Private state tournament — the Lions' first trip to the postseason since 2022.

Lovett has a history of state tournament success, winning the Class AA championship in 2012 as well as achieving a semifinal berth in AA in 2015 and making it to the quarterfinals in '13 (AA) and '18 (AAA), and Diaz said she believes that this year's Lions squad has the potential to make a similar deep run in AAAA this season.

"Their biggest mountain to climb is going to be themselves," said Diaz of her players. "You're dealing with a lot of kids that had some trauma last year going 1-24 and just kind of that shame and we've worked really hard to accept it, acknowledge it and move forward with it and so, I think they have the awareness that, 'OK, I can do anything I put my mind to,' and so we talk a lot about growth mindset and that's really been the biggest key to why we've been able to have the success that we have had. We talk about playing with two things, your heart and your mind, and I've been reading a book to them every single day ever since we started in October called "Mindset" by Carol Dweck and it talks about having a fixed mindset versus a growth mindset. So I think if they can continue to buy into that, we've got a shot at state.

"We've played a little bit of the (teams in Class AAAA) and I've seen on film some of these other private schools. I really believe that this group can go as far they want to go, despite the talent or size advantage that another team may have. I've seen them do some incredible things and when their backs are against the wall, because they've been in these pressure situations before, they know how to fight and I'm really, really proud of them for developing that mindset. So as long as they can stay in that growth mindset, I think they do have a shot to go deep into state — it's going to be their choice."

**SANDY SPRINGS**
**NOTICE OF VARIANCES**

| | |
|---|---|
| Petition Number: | V-24-36 |
| Petitioner: | Mike Ogburn |
| Property Location: | 265 Skyridge Drive<br>Parcel # 06 0352 LL0226 |
| Current Zoning: | RE-2 |
| Request: | Request for a Variance from Sec. 6.5.2.B.1. to allow for a detached garage to be located within the 40-foot side street setback. |
| Public Hearings: | Board of Appeals<br>Wednesday, March 5, 2025 at 6:00 p.m. |
| Location: | Sandy Springs City Hall<br>1 Galambos Way<br>Sandy Springs, GA 30328<br>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-24-38 |
| Petitioner: | Jennifer Robertson |
| Property Location: | 5815 Declaire Court<br>Parcel # 17 012300070140 |
| Current Zoning: | RD-27 |
| Request: | Request for a Variance from Sec. 7.8.24., Sec. 9.2.3.A.2., and Sec. 9.4.2.G.3., to construct various accessory structures within setbacks and buffers. |
| Public Hearings: | Board of Appeals<br>March 5, 2025 at 6:00 p.m |
| Location: | Sandy Springs City Hall<br>1 Galambos Way<br>Sandy Springs, GA 30328<br>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-24-41 |
| Petitioner: | Kaye Barwood |
| Property Location: | 460 Laurel Chase Court<br>Parcel # 17 013600020090 |
| Current Zoning: | RD-18 |
| Request: | Request for a Variance from Sec. 9.2.3.A.2. to allow for a deck to encroach into the 75-foot Impervious Surface Setback and the 50-foot Vegetative Buffer. |
| Public Hearings: | Board of Appeals<br>March 5, 2025 at 6:00 p.m. |
| Location: | Sandy Springs City Hall<br>1 Galambos Way<br>Sandy Springs, GA 30328<br>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**. |

# Pace Academy boys aim for another state basketball title

**By Greg Oshust**
*Sports Editor*



Special Photo — Fred Assaf

Pace Academy freshman forward Bentley Lusakueno (0) dunks the ball while junior center Hayden Clay (15) and senior forward Chandler Bing (3) look on during the Knights' 80-63 victory over Northside rival Westminster Dec. 14.

With its regular season schedule now complete, Pace Academy is now focused on winning yet another state boys' basketball championship.

The Knights completed the regular season with a 77-67 victory over Jackson Feb. 4, and enter the Region 4AAAA tournament, which they are hosting Feb. 10 through 14, having already clinched a spot in the Class AAAA state tournament as the top seed with a 21-4 record and a perfect 14-0 mark in region play as well as the No. 1 ranking in Class AAAA.

Pace is aiming for its second state boys' basketball title in three years and fourth in six years as well as sixth overall and coach Sharman White said he is confident about where his team is at as they enter the postseason.

"We feel good about where we are right now," White said. "We've done a real good job in the region and solidifying the No. 1 seed and qualifying for state already, so we feel good about that. We feel like our best basketball is still ahead of us. I feel like we're getting to the point where we are playing our best basketball and that's nothing to be ashamed of, because you want to be playing your best basketball right now. So we feel we've got some room to grow and hopefully we'll get there."

After having won the Class AAAA championship in 2023, Pace will try to return to the top after losing to Northside rival and eventual state runner-up Holy Innocents' 62-58 in the second round of the AAAA playoffs last year.

"That was a tough loss and it was a tough draw," White said. "We figured if we got out of that game, we would go pretty far and Holy Innocents' ended up going all the way to the championship game. For us, though, it was a tough loss. But our guys have used that as a motivating factor, but also we just want to be synonymous with competing for state championships year in and year out.

"Expectations are going to change, so we can say that it is a motivating factor, but we would have been motivated whether that would have happened or not, because that's where we want to be at year in and year out."

Pace is led by 5-foot-11 senior point guard Eric Chatfield, Jr., a Georgia Tech signee who is averaging 18.6 points and 4.2 assists a game, along with 6-foot-7 senior forward Chandler Bing (18.8 points, 5.9 rebounds a game), who is being recruited heavily by a number of NCAA Division I colleges.

White is aiming for his 11th state championship in a storied coaching career that includes seven state titles at Miller Grove (2009-14, '16) as well as three at Pace (2020, '21, '23).

"Well, I feel like it's the first one, because you never know when you're going to get back," White said. "I've been fortunate through my career to be able to do it quite a few times, but I never take it for granted and I treat every one like it's the first one. I'm going after this one with the same hunger that I went after the very first one at Miller Grove. I don't try to take shortcuts to it and figure out if it's going to happen or not, I just try to take it as it is and one day at a time with it and good things happen if you do it like that, because sometimes we get ahead of ourselves and we tend to think it's going to be automatic and I tell the kids that all the time.

"It's not given, no matter how good you are — it's not a given that you're going to be there at the end. So I just draw from that kind of experience, to be able to be in it quite a few times. But you've got to take it one day at a time and that's what we're doing over here and that's the mindset our our players and our staff."

SANDY SPRINGS
GEORGIA

# PROJECT INFORMATION SHEET

**PROPERTY**

| | | | |
|---|---|---|---|
| Address(es): | 460 Laurel Chase Ct NW, Sandy Springs, GA 30327 | | |
| Parcel Tax ID(s): | 17 013600020090 | | |
| Total acreage: | | Council District: | 1 |
| Current zoning: | RD-18 | Current use: | |
| Character Area: | Protected Neighborhood | | Residential - Single family house |

**APPLICATION**

Detailed request (include Code Section No.):

Requesting a stream buffer variance under Sec. 9.2.4.B to build a new deck directly underneath an existing deck at the rear of the property, which will intrude into the 50ft stream buffer, but not the 25 ft State Waters Buffer.

| | | | |
|---|---|---|---|
| Petitioner: | Kaye Barwood | | |
| Petitioner's address: | 6155 Laurel Chase Ct<br>Atlanta GA 3328 | | |
| Phone: | 678 428 1895<br>404 769 3522 | Email: | vickie.vbrown@icloud.com<br>kaye.barwood@yahoo.com |

**OWNER**

| | | | |
|---|---|---|---|
| Property owner: | Victoria Brown | | |
| Owner's address: | 6155 Laurel Chase Ct<br>Sandy Springs GA 3328 | | |
| Phone: | [redacted] | Email: | |
| Signature (authorizing initiation of the process): | Victoria Brown | | |
| *If the property is under contract, provide a copy of the contract* | | | |

- TO BE FILLED OUT BY P&Z STAFF -

| | |
|---|---|
| Pre-Application Meeting date: | Anticipated Application date: |
| Anticipated BOA date: | |

**ADDITIONAL INFORMATION NEEDED:**

460 Laurel Chase Court

SANDY SPRINGS
GEORGIA

# APPLICATION

## STREAM BUFFER VARIANCE

**Application Checklist:**

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

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

Contact: Kaye Barwood
Ph 404 769 3522

ADDITIONAL REQUIREMENTS

**Letter of Intent**

Required for **all** cases

Address the following in detail, on a separate sheet:

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

**Stream Buffer Variance Analysis** (Sec. 11.6.4.)

Required for **all** cases

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

a. The property's shape, topography or other physical conditions existing on December 12, 2005, prevent land development unless a Stream Buffer Variance is granted.

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

Notes:

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

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

- A site map that includes locations of all state water, wetlands, boundaries, and other natural features, as determined by field survey;
- A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- A detailed site plan that shows the locations of all existing and proposed structure and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer and setback to be affected is accurately and clearly indicated;
- Documentation of unusual hardship should the buffer and setback be maintained;
- At least one alternative plan that does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
- A calculation of the total area and length, of the proposed intrusion
- A stormwater management site plan, if applicable; and
- Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.

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

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

N/A

**Chattahoochee River Corridor Certificate**

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

**Stormwater Management Plan**

Contact Jon Amsberry, City Engineer, at (770) 206-1514 or jamsberry@sandyspringsga.gov
Also refer to section 9.6.8. Stormwater Management Plan. (Incl. in Variance Document.)

N/A

**Georgia Environmental Protection Division (EPD) Approval**

Required for Stream Buffer Variance petitions to encroach into the 25' State undisturbed natural vegetative buffer

- ☐ Variance Application
- ☐ Approval letter from EPD

(If in-ground slips are treated as exempt.)

**Survey and Site Plan**

Required for **all** cases in digital format (PDF)

Provide a survey and site plan to scale
The Survey and Site Plan must include, at a minimum, the following:

Basic Information

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

**Roads**

- ☑ Existing and proposed dedicated and reserved rights-of-way of all streets on and adjacent to the subject property
- ☐ Posted speeds of existing streets N/A
- ☐ Proposed streets on the subject property N/A

**Improvements**

- ☑ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
- ☑ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 400' of the subject property
- ☑ Location of proposed buildings with total square footage
- ☐ Required and proposed parking spaces, loading areas, service areas, etc.
- ☐ Development Statistics Summary Chart with % of total lot coverage:
  - Total area of site (acres and sq. ft.)
  - Building footprints (sq. ft. and %)
  - Parking spaces (number and %)
  - Lot coverage (sq. ft. and %)

**Environmental**

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

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

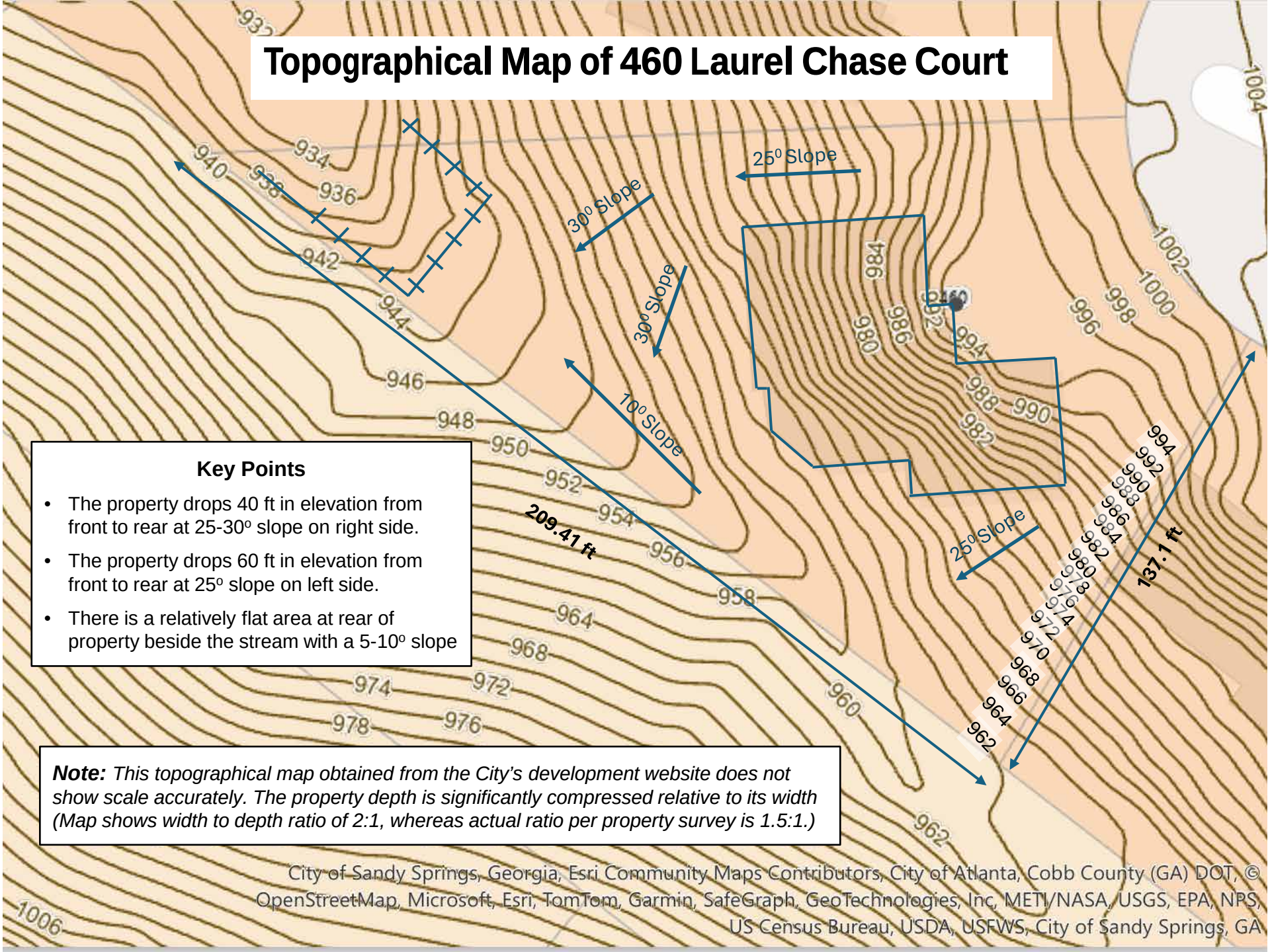
| **Mitigation Plan** (Sec. 9.2.4.B) | |
|---|---|
| Required for **all** cases | |
| Provide one (1) copy on 11" x 17" paper, and two (2) copies to scale no larger than 30" x 42"; also include in the electronic package.<br>The mitigation plan must include, at a minimum, the following: | |
| E&SC | ☑ Area proposed to be disturbed<br>☑ Location and width of construction entrance<br>☑ Location and type of E&SC and pollution control measures (temporary and permanent) |
| Planting | ☑ Chart of plants to be removed chart (common and botanical names, quantity and size) None to be removed.<br>☑ Planting plan (must include multiple strata, i.e. grasses, forbs, shrubs, and trees)<br>☐ Planting chart (common and botanical names, quantity and size, native/non-native) N/A |

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

# Topographic Survey

# 460 Laurel Chase Court

# Topographical Map of 460 Laurel Chase Court



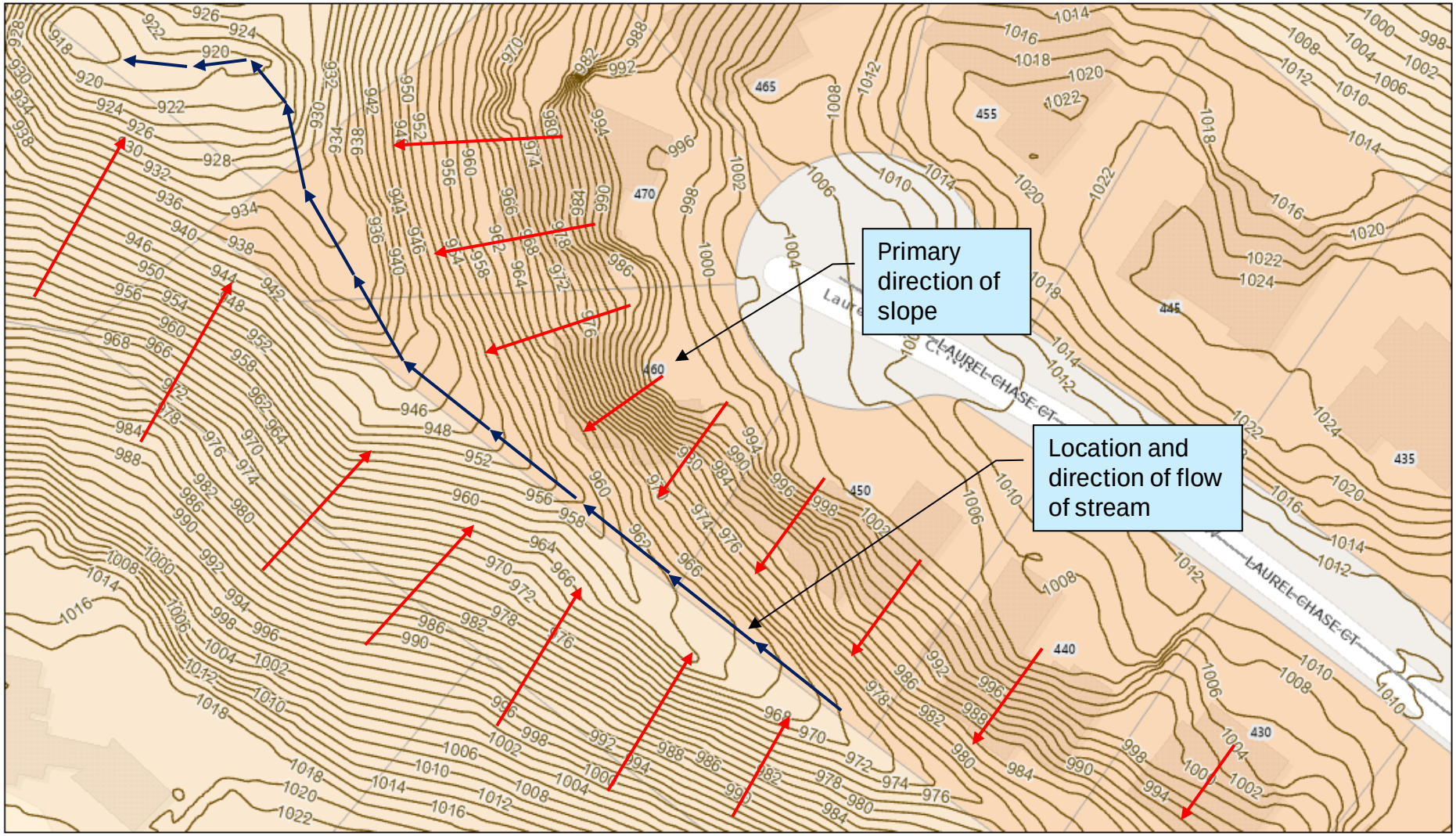

**Key Points**

- The property drops 40 ft in elevation from front to rear at 25-30⁰ slope on right side.
- The property drops 60 ft in elevation from front to rear at 25⁰ slope on left side.
- There is a relatively flat area at rear of property beside the stream with a 5-10⁰ slope

***Note:*** *This topographical map obtained from the City's development website does not show scale accurately. The property depth is significantly compressed relative to its width (Map shows width to depth ratio of 2:1, whereas actual ratio per property survey is 1.5:1.)*

City of Sandy Springs, Georgia, Esri Community Maps Contributors, City of Atlanta, Cobb County (GA) DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, City of Sandy Springs, GA

# Topography of Subject and Adjacent Properties




1/10/2025, 3:34:24 PM

1:869

0 0.01 0.01 0.02 mi

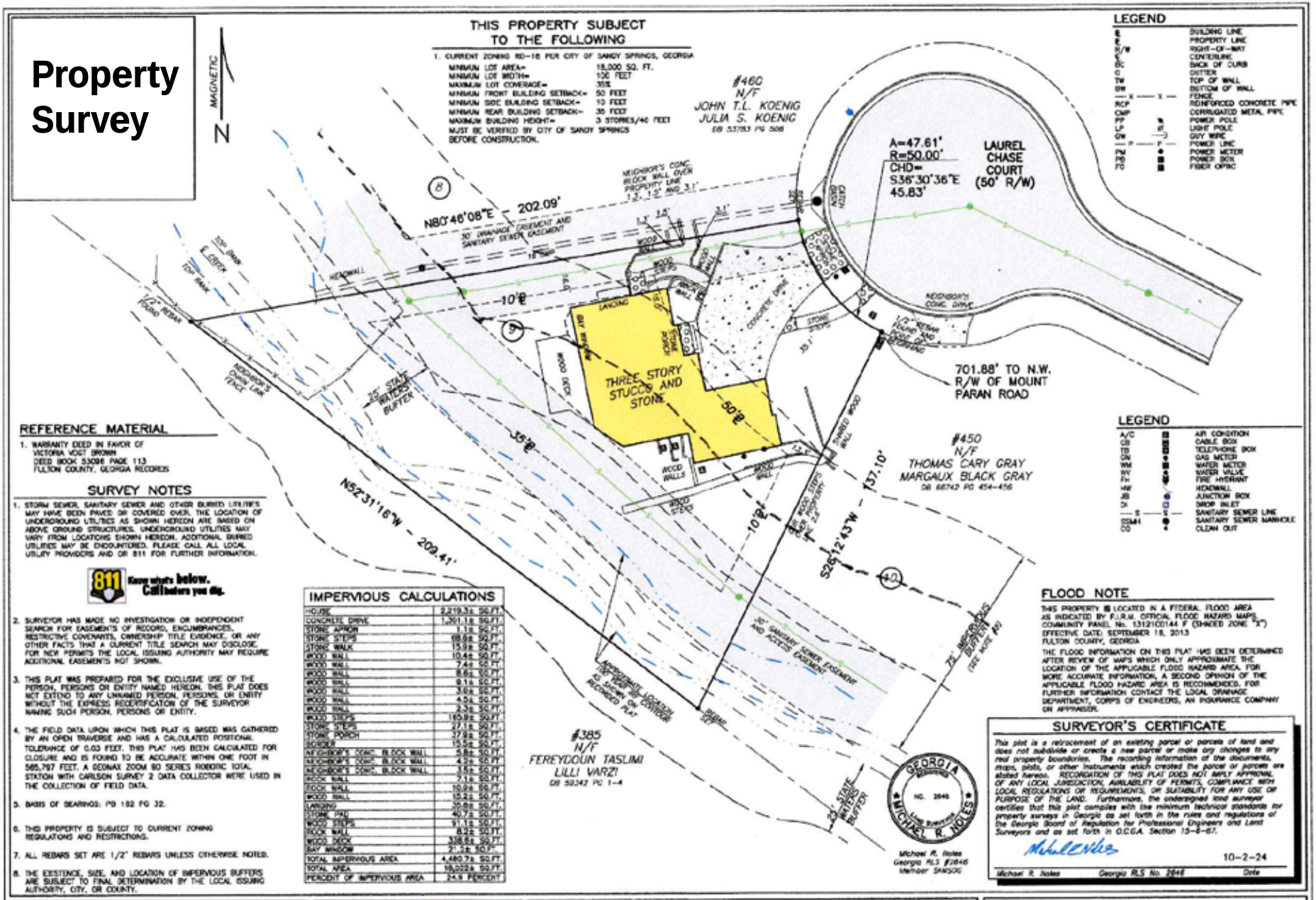
0 0.01 0.01 0.03 km

City of Sandy Springs, Georgia, Esri Community Maps Contributors, City of Atlanta, Cobb County (GA) DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, City of Sandy Springs, GA

# Survey and Site Plan Documentation

# 460 Laurel Chase Court

# Property Survey




## REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF VICTORIA VOGT BROWN DEED BOOK 53098 PAGE 113 FULTON COUNTY, GEORGIA RECORDS

## SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

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

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 565,797 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BASIS OF BEARINGS: PB 182 PG 32.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

## IMPERVIOUS CALCULATIONS

| | |
|---|---|
| HOUSE | 2,219.3± SQ.FT. |
| CONCRETE DRIVE | 1,301.1± SQ.FT. |
| STONE APRON | 1.1± SQ.FT. |
| STONE STEPS | 68.6± SQ.FT. |
| STONE WALK | 15.9± SQ.FT. |
| WOOD WALL | 10.4± SQ.FT. |
| WOOD WALL | 7.4± SQ.FT. |
| WOOD WALL | 8.6± SQ.FT. |
| WOOD WALL | 9.1± SQ.FT. |
| WOOD WALL | 3.0± SQ.FT. |
| WOOD WALL | 4.5± SQ.FT. |
| WOOD WALL | 2.3± SQ.FT. |
| WOOD STEPS | 165.9± SQ.FT. |
| STONE STEPS | 27.1± SQ.FT. |
| STONE PORCH | 37.9± SQ.FT. |
| SCREEN | 19.5± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 5.8± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 4.2± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 1.5± SQ.FT. |
| BRICK WALL | 7.1± SQ.FT. |
| ROCK WALL | 10.9± SQ.FT. |
| WOOD WALL | 15.2± SQ.FT. |
| LANDING | 20.6± SQ.FT. |
| STONE PAD | 40.7± SQ.FT. |
| WOOD STEPS | 91.1± SQ.FT. |
| ROCK WALL | 8.2± SQ.FT. |
| WOOD DECK | 338.6± SQ.FT. |
| BAY WINDOW | 21.1± SQ.FT. |
| TOTAL IMPERVIOUS AREA | 4,480.7± SQ.FT. |
| TOTAL AREA | 18,022± SQ.FT. |
| PERCENT OF IMPERVIOUS AREA | 24.9 PERCENT |

## FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL No. 13121C0144 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

## SURVEYOR'S CERTIFICATE

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

Michael R. Noles 10-2-24

Michael R. Noles Georgia RLS No. 3646 Date

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | ADD BAY WINDOW TO IMPERVIOUS CALCULATIONS | 10-8-24 |
| 2 | REVISE CREEK, BUFFER, AND PLAT BY LOCATION | 12-5-24 |

McCLUNG SURVEYING

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

SURVEY FOR VICTORIA BROWN

460 LAUREL CHASE COURT SANDY SPRINGS, GEORGIA

TOTAL AREA= 0.414± ACRES OR 18,022± SQ. FT.

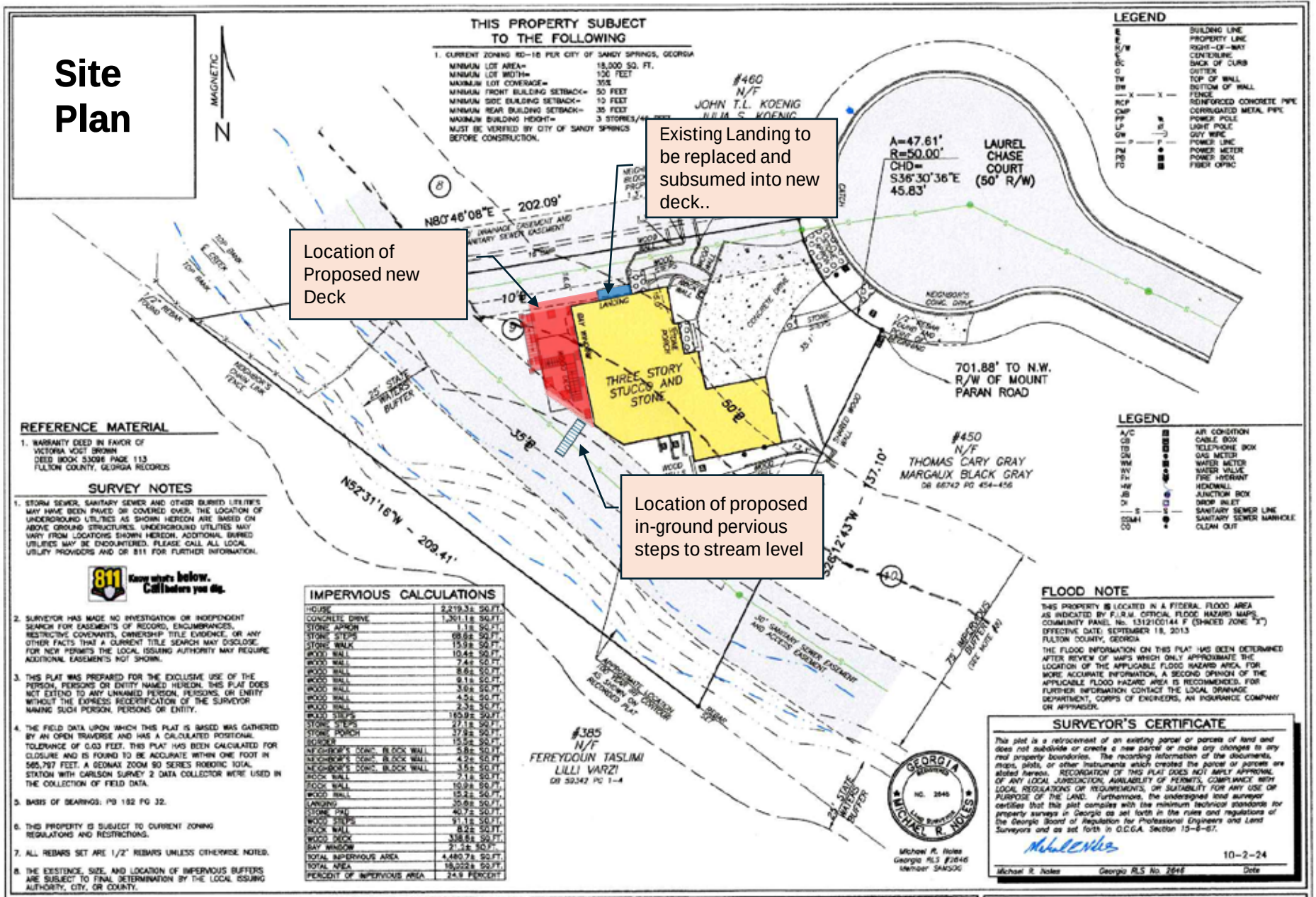
20' 10' 0' 20' 40'
SCALE IN FEET

LOT 9
LAUREL BROOK
(FORMERLY KNOWN AS PARAN SPRINGS)

LAND LOT 136
17TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 10-2-24
FIELD: 10-1-24 SCALE: 1"=20' JOB#264713

PB 182
PG 132

# Site Plan




## LEGEND

| | |
|---|---|
| B | BUILDING LINE |
| P | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| C | CENTERLINE |
| BC | BACK OF CURB |
| G | GUTTER |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| — X — X — | FENCE |
| RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRUGATED METAL PIPE |
| PP | POWER POLE |
| LP | LIGHT POLE |
| GW | GUY WIRE |
| — P — P — | POWER LINE |
| PM | POWER METER |
| PB | POWER BOX |
| FO | FIBER OPTIC |

## LEGEND

| | |
|---|---|
| A/C | AIR CONDITION |
| CB | CABLE BOX |
| TB | TELEPHONE BOX |
| GM | GAS METER |
| WM | WATER METER |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| HW | HEADWALL |
| JB | JUNCTION BOX |
| DI | DROP INLET |
| — S — S — | SANITARY SEWER LINE |
| SSMH | SANITARY SEWER MANHOLE |
| CO | CLEAN OUT |

## THIS PROPERTY SUBJECT TO THE FOLLOWING

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

| | |
|---|---|
| MINIMUM LOT AREA= | 18,000 SQ. FT. |
| MINIMUM LOT WIDTH= | 100 FEET |
| MAXIMUM LOT COVERAGE= | 35% |
| MINIMUM FRONT BUILDING SETBACK= | 50 FEET |
| MINIMUM SIDE BUILDING SETBACK= | 10 FEET |
| MINIMUM REAR BUILDING SETBACK= | 35 FEET |
| MAXIMUM BUILDING HEIGHT= | 3 STORIES/45 FEET |

MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.

## REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF VICTORIA VOGT BROWN DEED BOOK 53096 PAGE 113 FULTON COUNTY, GEORGIA RECORDS

## SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

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

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 565,797 FEET. A GEODAIX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BASIS OF BEARINGS: PB 182 PG 32.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

## IMPERVIOUS CALCULATIONS

| | |
|---|---|
| HOUSE | 2,219.3± SQ.FT. |
| CONCRETE DRIVE | 1,301.1± SQ.FT. |
| STONE APRON | 1.1± SQ.FT. |
| STONE STEPS | 68.6± SQ.FT. |
| STONE WALK | 15.9± SQ.FT. |
| WOOD WALL | 10.4± SQ.FT. |
| WOOD WALL | 7.4± SQ.FT. |
| WOOD WALL | 8.6± SQ.FT. |
| WOOD WALL | 9.1± SQ.FT. |
| WOOD WALL | 3.0± SQ.FT. |
| WOOD WALL | 4.5± SQ.FT. |
| WOOD WALL | 2.3± SQ.FT. |
| WOOD STEPS | 163.9± SQ.FT. |
| STONE STEPS | 27.1± SQ.FT. |
| STONE PORCH | 37.5± SQ.FT. |
| GUTTER | 15.9± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 5.8± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 4.2± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 3.5± SQ.FT. |
| ROCK WALL | 7.1± SQ.FT. |
| ROCK WALL | 10.9± SQ.FT. |
| WOOD WALL | 15.2± SQ.FT. |
| LANDING | 10.6± SQ.FT. |
| STONE PAD | 40.7± SQ.FT. |
| WOOD STEPS | 91.1± SQ.FT. |
| ROCK WALL | 8.2± SQ.FT. |
| WOOD DECK | 338.6± SQ.FT. |
| BAY WINDOW | 21.1± SQ.FT. |
| TOTAL IMPERVIOUS AREA | 4,480.7± SQ.FT. |
| TOTAL AREA | 18,022± SQ.FT. |
| PERCENT OF IMPERVIOUS AREA | 24.9 PERCENT |

## FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL No. 13121C0144 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

## SURVEYOR'S CERTIFICATE

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

Michael R. Noles — Georgia RLS No. 2646 — 10-2-24

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | ADD BAY WINDOW TO IMPERVIOUS CALCULATIONS | 10-8-24 |
| 2 | REVISE CREEK, BUFFER, AND PLAT BY LOCATION | 12-5-24 |

McCLUNG SURVEYING

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460 LAUREL CHASE COURT SANDY SPRINGS, GEORGIA

TOTAL AREA= 0.414± ACRES OR 18,022± SQ. FT.

20' 10' 0' 20' 40'

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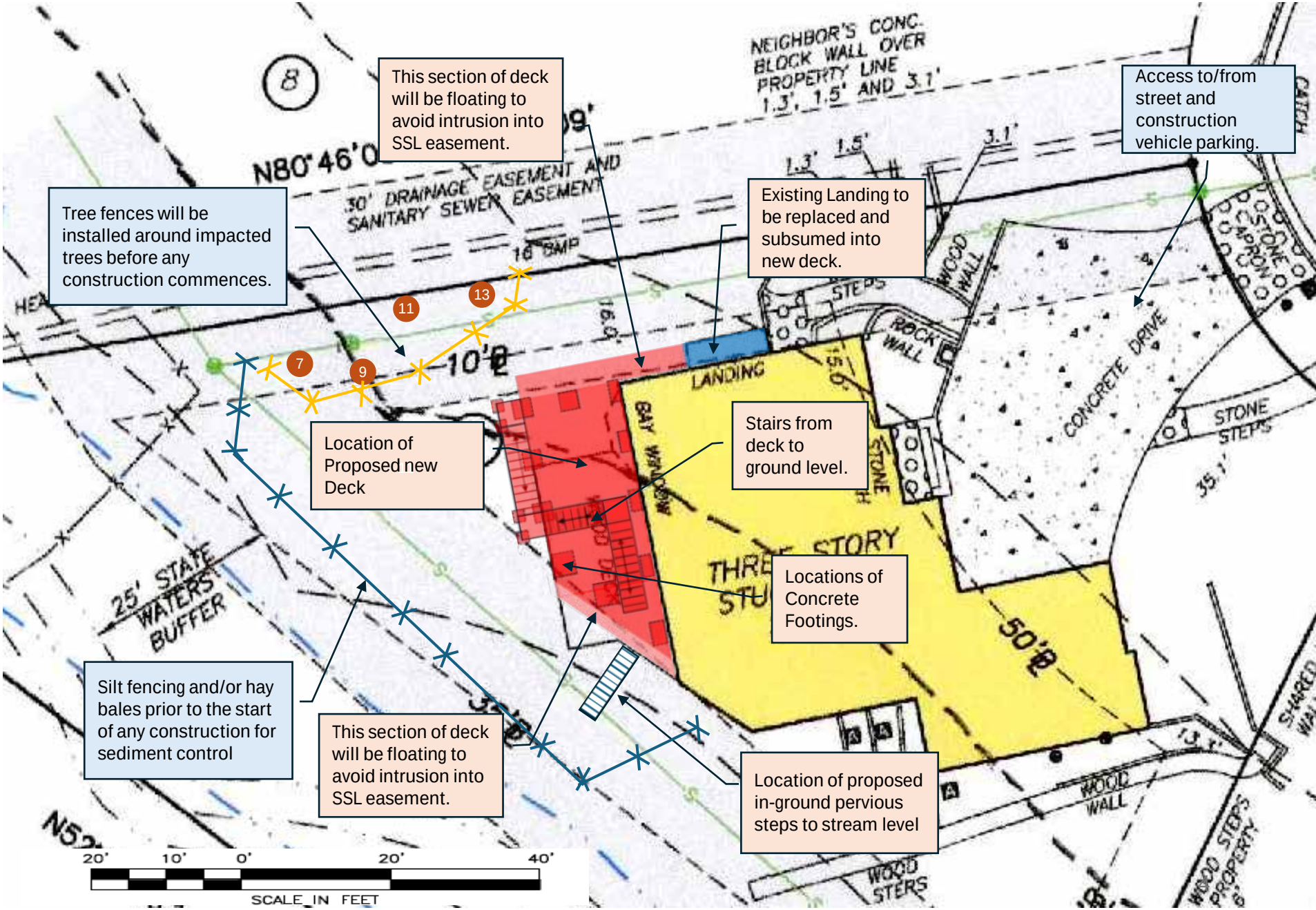
LAND LOT 136 17TH DISTRICT FULTON COUNTY, GEORGIA

PLAT PREPARED: 10-2-24 FIELD: 10-1-24 SCALE: 1"=20'

JOB#264713

PB 182 PG 132

# Site Plan Detail Close-Up



# Development Statistics Summary Chart

| | | |
|---|---|---|
| **Total Area of Site** | **18,022** | **Sq. ft.** |
| | 0.414 | Acres |
| | | |
| **Total Living Area of House** | 5348 | Sq. ft. |
| | | |
| **Total Footprint of Existing Structures on Property** | | |
| Impervious Footprint of House & Two-Car Garage | 2219 | Sq. ft. |
| Area of Existing Deck | 339 | Sq. ft. |
| Area of Side Landing | 36 | Sq. ft. |
| Area of Hanging Bay Window | 21 | Sq. ft. |
| ***Total Impervious Area of Existing Structures*** | ***2615*** | ***Sq. ft.*** |
| ***Percent Coverage of Existing Structures*** | ***14.5%*** | |
| | | |
| ***Total Other Impervious Areas (Driveway, Paths Etc.)*** | ***1866*** | ***Sq. ft.*** |
| | | |
| ***Total Existing Impervious Coverage*** | ***4481*** | ***Sq. ft.*** |
| ***Percent Coverage of All Impervious Areas*** | ***24.9%*** | |
| | | |
| **Impact of Proposed New Deck:** | | |
| | | |
| ***Total Area of Proposed New Deck (Excl. Area of Existing Landing)*** | ***566*** | ***Sq. ft.*** |
| | | |
| Less Area Underneath Existing deck | 324 | Sq Ft. |
| | | |
| ***Marginal Increase in Impervious Coverage from New Deck*** | ***242*** | ***Sq. ft.*** |
| ***Percentage Impact of New Deck*** | ***1.3%*** | |
| | | |
| ***Total Impervious Coverage With New Deck*** | ***4723*** | ***Sq. ft.*** |
| ***Percentage Impervious Coverage With New Deck*** | ***26.2%*** | |

# State Waters Buffer Encroachment Chart

| Buffer/Impervious Setback | Total Existing Intrusion | Proposed Intrusion After New Deck | Difference | Percent Increase in Intrusion |
|---|---|---|---|---|
| 0-25 ft. State Undisturbed Natural Vegetative Buffer | 16 Sq. ft. | 16 Sq. ft | 0 sq. ft | 0.0% |
| 25-50 ft. City Undisturbed Natural Vegetative Buffer | 821 Sq. ft. | 895 Sq ft. | 74 Sq ft. | 9.0% |
| 50-75 ft. City Additional Impervious Setback | 1976 Sq. ft. | 2114 Sq ft. | 168 Sq ft. | 8.5% |
| ***Totals*** | ***2813 Sq. ft.*** | ***3055 Sq ft.*** | ***242 Sq ft.*** | **8.6%** |

## Calculation of Existing Buffer Intrusions

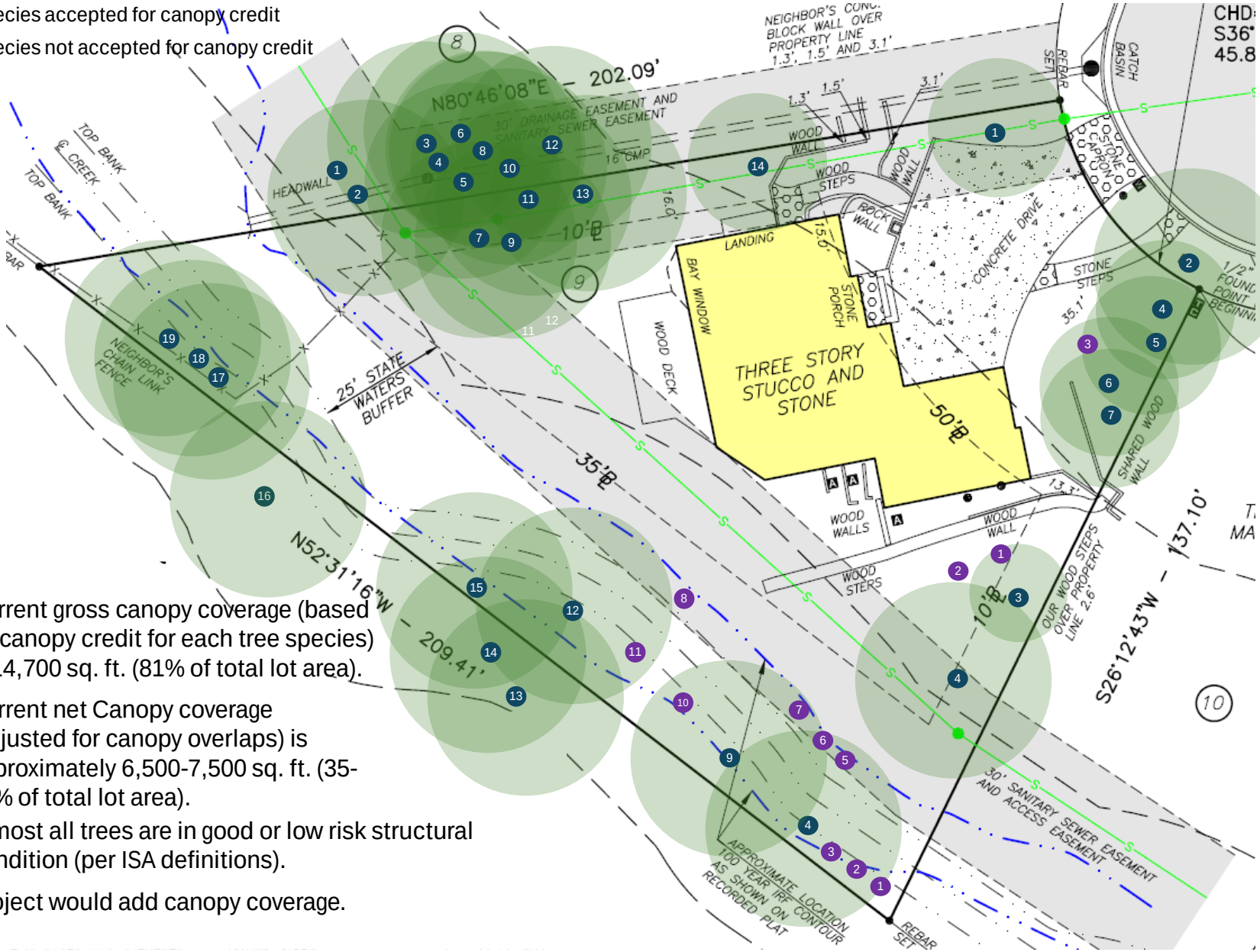
| Buffer/Impervious Setback | House | Existing Deck | Existing Landing | Existing Wood Steps | Driveway and Porch | Total Existing Intrusion | Total Buffer Zone Area on Property |
|---|---|---|---|---|---|---|---|
| 0-25 ft. State Undisturbed Natural Vegetative Buffer | 0 Sq. ft. | 0 Sq. ft. | 0 Sq. ft. | 16 Sq ft. | 0 Sq. ft. | **16 Sq. ft** | 4350 Sq. ft. |
| 25-50 ft. City Undisturbed Natural Vegetative Buffer | 444 Sq. ft. | 339 Sq. ft. | 0 Sq. ft. | 38 Sq. ft. | 0 Sq. ft. | **821 Sq. ft.** | 3750 Sq.ft. |
| 50-75 ft. City Additional Impervious Setback | 1714 Sq. ft. | 0 Sq. ft. | 36 Sq ft. | 38 Sq. ft. | 188 Sq. ft. | **1976 Sq. ft.** | 2900 Sq. ft. |
| ***Totals*** | ***2158 Sq. ft.*** | ***339 Sq. ft.*** | ***36 Sq. ft.*** | ***91 Sq. ft.*** | ***188 Sq. ft.*** | **2813 Sq. ft.** | **11,000 Sq. ft.** |

## Notes:

1. Totals may not add exactly due to rounding.
2. All existing incursions into buffers have existed since the house was first built in 1997. No additional incursions have been created since that time.

# Existing Tree Canopy Coverage on Property

- Species accepted for canopy credit
- Species not accepted for canopy credit




- Current gross canopy coverage (based on canopy credit for each tree species) is 14,700 sq. ft. (81% of total lot area).
- Current net Canopy coverage (adjusted for canopy overlaps) is approximately 6,500-7,500 sq. ft. (35-40% of total lot area).
- Almost all trees are in good or low risk structural condition (per ISA definitions).
- Project would add canopy coverage.

# Tree Canopy Coverage Details

## Front

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Cherry Blossom | Setback | 17.2 | Good/Low Risk | 500 x2/3 |
| 2 | Maple | Protected/Setback | 20.4 | Good/Low Risk | 1000 x 1/2 |
| 3 | Crape Myrtle | Setback | 12.0 | Good/Low Risk | Not Applicable |
| 4 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |
| 5 | Leyland Cypress | Setback | 11.5 | Poor/High Risk | 500 x2/3 |
| 6 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |
| 7 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |

## Right Side

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Japanese Maple | Other | 2.0 | Good/Low Risk | Not Applicable |
| 2 | Japanese Maple | Other | 2.0 | Good/Low Risk | Not Applicable |
| 3 | Red Bud | Setback | 5.1 | Good/Low Risk | 250 x 3/4 |
| 4 | Tulip Poplar | Setback | 3.2 | Good/Low Risk | 1000 x 3/4 |

## Left Side

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Tulip Poplar | Boundary | 2.9 | Good/Low Risk | 1000 x 1/4 |
| 2 | Tulip Poplar | Boundary/ Protected | 19.1 | Good/Low Risk | 1000 x 1/3 |
| 3 | Tulip Poplar | Boundary | 17.5 | Good/Low Risk | 1000 x 1/4 |
| 4 | Tulip Poplar | Boundary | 3.5 | Good/Low Risk | 1000 x 1/3 |
| 5 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/3 |
| 6 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/4 |
| 7 | Tulip Poplar | Protected/Setback | 9.6 | Good/Low Risk | 1000 x 2/3 |
| 8 | Sycamore | Boundary/ Protected | 21.0 | Good/Low Risk | 1000 x 1/3 |
| 9 | Sycamore | Protected/Setback | 22.3 | Good/Low Risk | 1000 x 3/4 |
| 10 | Tulip Poplar | Boundary/ Protected | 16.2 | Good/Low Risk | 1000 x 1/3 |
| 11 | Tulip Poplar | Protected/Setback | 19.1 | Good/Low Risk | 1000 x 1/2 |
| 12 | Sycamore | Boundary/ Protected | 23.9 | Good/Low Risk | 1000 x 1/3 |
| 13 | Tulip Poplar | Landmark/Setback | 28.0 | Good/Low Risk | 1000 x 1/2 |
| 14 | Cherry | Setback | 12.7 | Good/Low Risk | 500 x 2/3 |

## Rear

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Ash/Box Elder | Setback | 8.3 | Good/Low Risk | Not Applicable |
| 2 | Ash/Box Elder | Setback | 6.4 | Good/Low Risk | Not Applicable |
| 3 | Ash/Box Elder | Setback | 6.4 | Good/Low Risk | Not Applicable |
| 4 | Tulip Poplar | Landmark/Setback | 49.7 | Good/Low Risk | 1000 x1/2 |
| 5 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 6 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 7 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 8 | Box Elder | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 9 | Maple | Setback | 7.6 | Good/Low Risk | 1000 |
| 10 | Ash/Box Elder | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 11 | Ash/Box Elder | Setback | 9.6 | Good/Low Risk | Not Applicable |
| 12 | Tulip Poplar | Setback | 8.3 | Good/Low Risk | 1000 |
| 13 | Beech | Protected/Setback | 19.1 | Good/Low Risk | 1000 x 1/3 |
| 14 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 1/3 |
| 15 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 3/4 |
| 16 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 1/3 |
| 17 | Tulip Poplar | Setback | 16.2 | Good/Low Risk | 1000 x1/2 |
| 18 | Tulip Poplar | Setback | 9.2 | Good/Low Risk | 1000 x1/2 |
| 19 | Tulip Poplar | Setback | 5.1 | Good/Low Risk | 1000 x1/2 |

***Note:*** *All classifications and calculations conform to the definitions and standards prescribed in SSDC Div 3.*

# Site Plan For Environmental Mitigation and Erosion Control

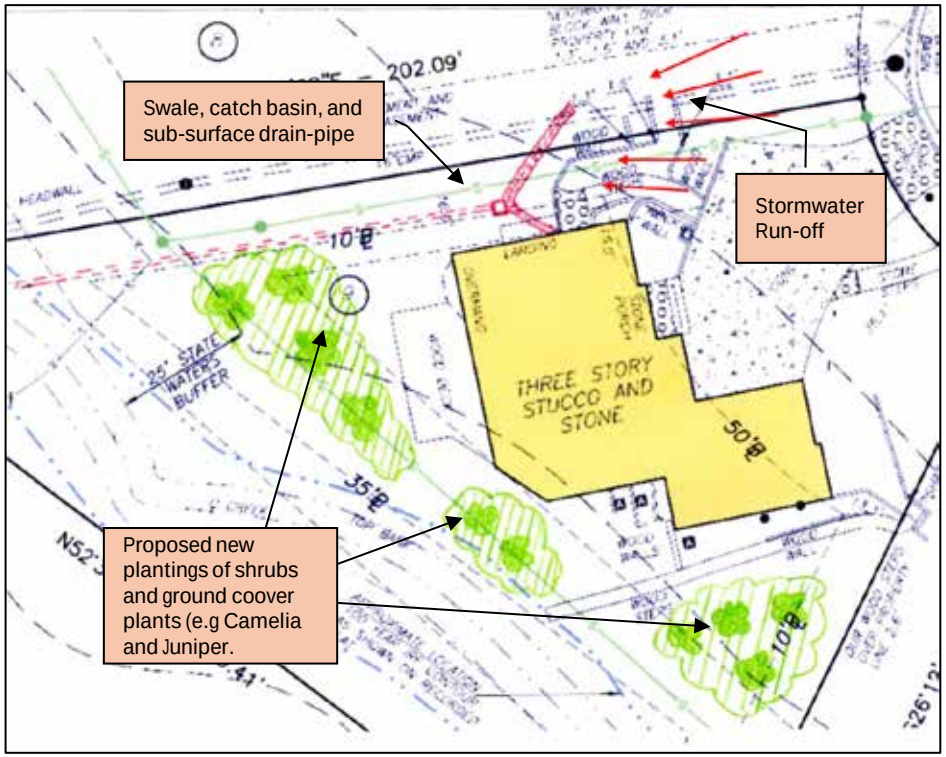
## Current Erosion Issues

There are signs of limited erosion of the slope on the left side of the house (viewed from the rear), due to stormwater and sediment run-off into the stream over the 30 years since construction. While all street stormwater is channeled through the street-level catch basin and drain through the neighboring property, in heavy rainstorms some run-off comes down the steps and retaining walls by the house, which is probably the cause of the erosion.

## Proposed Enhancements to Erosion Control and Canopy/Vegetation Coverage

In conjunction with the deck project, we propose to implement the following (see diagram):

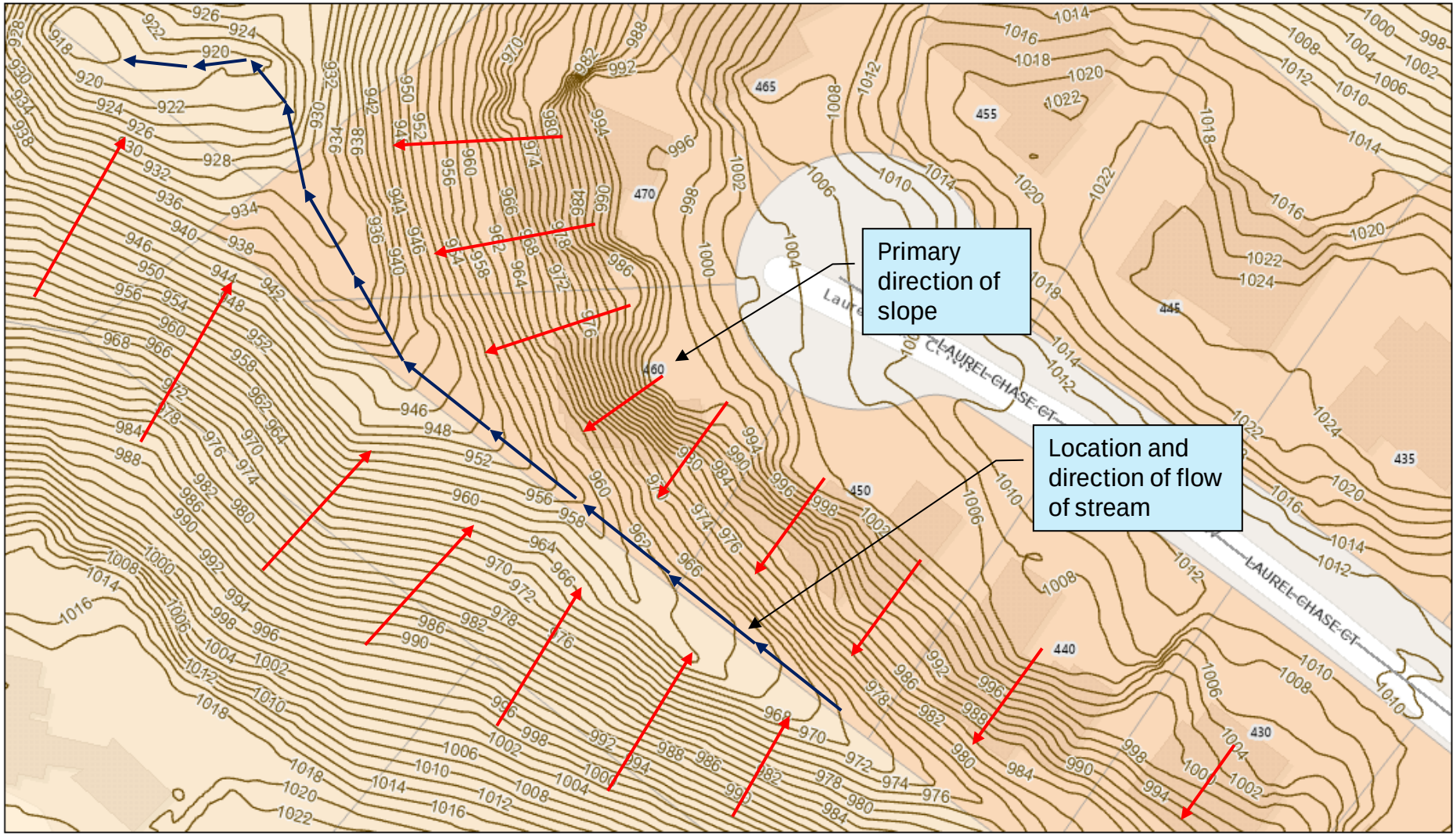
1. Installation of a pervious swale, catch basin, and 4 in. sub-surface drain-pipe to capture and channel the run-off to the stream.
2. Planting ground cover shrubs and small trees along the slope behind the new deck and on the right side of the property, increasing canopy cover by up to 2500 sq ft.
3. Restoration of soil in selected eroded areas and placement of grass sod and seeding on areas of the slope not covered by the plantings.
4. The ground within the buffer zone would be restored to its natural state after installation of the drain-pipe.




*These measures should **mitigate the buffer intrusion** from the new deck, by enhancing the slope's stability, arresting the erosion and sediment run-off into the stream, and by increasing canopy and vegetation coverage within the buffer zone.*

*We are open to any alternative/additional suggested mitigation measures and to direction about approved tree/shrub species within the buffer.*

# Topography of Subject and Adjacent Properties




1/10/2025, 3:34:24 PM

1:869

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

City of Sandy Springs, Georgia, Esri Community Maps Contributors, City of Atlanta, Cobb County (GA) DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, City of Sandy Springs, GA

# Stream Buffer Variance Analysis

**Requested Stream Buffer Variance**

In order to build a new deck at the rear of our property, I am requesting a variance from the buffer and setback development restrictions contained in Sec. 9.2.4.A of the City of Sandy Springs (COSS) Development Code, which require the following:

1. An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the state waters as measured from the point of wrested vegetation.
2. All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot undisturbed buffer.

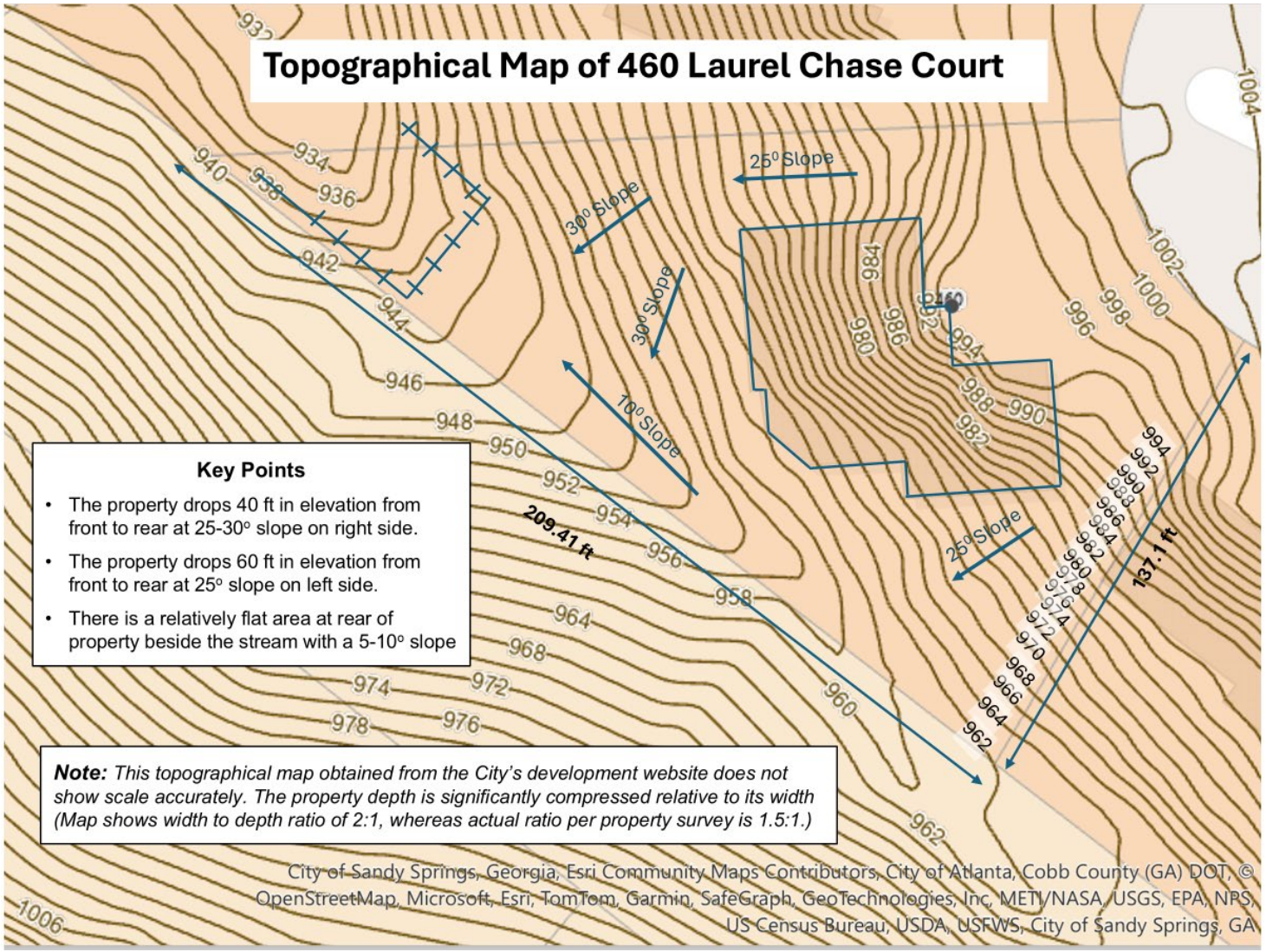
I am also seeking permission to build a short set of in-ground steps made of pervious materials from the base of the new deck down to the level of the stream that I believe is classified as a Minor Landing Disturbing Activity, which under Sec. 9.2.2.C. and D. would be exempt from the restrictions of Sec. 9.2.4.A.

**Details About the Property Site**

The property is a single-family home, which comprises 0.414 acres (or 18,022 sq. ft.) and is located within the Laurel Brook development on the northern side of Mount Paran Road. It was constructed in 1997.

As shown in the topographical map in Figure 1, the property slopes fairly steeply from the street level at front of the property to the rear boundary, where there is a drainage stream that carries water run-off during rainstorms that runs along the entire rear boundary. The property drops approximately 40 ft in elevation from front to rear at a 25-30$^{o}$ slope on the right side (viewed from rear) and drops approximately 60 ft in elevation from front to rear at roughly a 25$^{o}$ slope on the left side. However, there is a relatively flat area at the rear of property beside the stream, which has a gentle 5-7$^{o}$ slope from right to left.

Figure 1


Topographical Map of 460 Laurel Chase Court
Key Points
• The property drops 40 ft in elevation from front to rear at 25-30° slope on right side.
• The property drops 60 ft in elevation from front to rear at 25° slope on left side.
• There is a relatively flat area at rear of property beside the stream with a 5-10° slope
Note: This topographical map obtained from the City's development website does not show scale accurately. The property depth is significantly compressed relative to its width (Map shows width to depth ratio of 2:1, whereas actual ratio per property survey is 1.5:1.)
209.41 ft
137.1 ft
25° Slope
30° Slope
30° Slope
10° Slope
25° Slope
City of Sandy Springs, Georgia, Esri Community Maps Contributors, City of Atlanta, Cobb County (GA) DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, City of Sandy Springs, GA

There are a significant number of mature trees clustered along the rear boundary (opposite bank of the stream), along the left edge of the property, and some are at the front of the property. However, between the stream and the house there is no natural vegetation (other than some grass) within the 25 ft state waters buffer or the 25-50 ft. COSS undisturbed buffer zone, nor has there ever been any vegetation here any since the house was built to our knowledge.

The above property characteristics can be observed in the photos shown in Attachment 1 to this document.

The property survey contained in a separate document shows the location and characteristics of the structures and other developments on the property, which comprise the existing impervious footprint. All of the structures and impervious areas were created at the time of original construction, and I have not built any new impervious areas.

The house on the property, comprises three levels (bedroom level, main living area, and developed basement and family room level) that together provide approximately 5,350 sq ft of living area, plus an attached two-car garage.

There is a small deck in the rear of the house off the main living area estimated to be 339 sq. ft. It is cantilevered on steel beams and sits approximately 40 ft. above ground level. There is also a landing for an exit door at the basement on the left side of the house, which is also cantilevered on supporting beams and comprises approximately 36 sq. ft.

The total impervious footprint of the house and garage is 2,219 sq. ft. The total current impervious footprint of all improvements to the property (including deck, landing, concrete driveway, steps etc.) is 4,481 sq. ft., which represents 24.9% of the total property area.

Almost all of the footprint of the house and the existing deck lie within either the 25-50 ft. COSS undisturbed buffer zone or the additional 25 ft. setack.

**The Impact of Property Topology and Purpose of Deck Project**

The property's steeply sloped topology is such that the existing 339 sq. ft. deck off the living room is currently the only usable outdoor space on the property. As shown in the photos of the property in Attachment 1, here is a flat area beside the stream that would be usable for children to play or other outdoor activity if it could be accessed in a safe and practical manner. However, currently, the only way to access this part of the property (or any part of the backyard) is by navigating the 70 feet of steps down the right side of the house. These steps are difficult and thus are not safe for use by children.

The very small amount of usable outdoor space on the property is materially deficient for a large single - family home and significantly impairs its utility as a single-family home. This deficiency has also made the property very difficult to sell in its current condition, despite the house and neighborhood being of superior quality:

- The property was listed for sale through 2 realtors in 2018-19 yet received no offers, despite good market conditions, significant marketing effort, open houses, showings, and price reductions.

- The primary issue given by almost all prospective buyers, was the lack of usable outdoor space.

See corroborating letter from realtor contained in Attachment 2.

This represents a material impairment and thus I believe creates a serious hardship under COSS Dev. Code Sec, 9.2.4.B.3. These conditions are not the result of action or inaction by the current owner.

Construction of the additional deck as proposed in the Letter of Intent would significantly mitigate this deficiency because:

- It would double the deck area that would be accessible from two levels of the house.
- It would provide practical and safe access from the house to the flat area beside the stream via the stairway from the new deck to the ground level and the in-ground steps, thus opening up that part of the property to family use.

**Impact on Buffer and Setback Zone**

Most of the new deck area will encroach into the City 25-50 ft undisturbed natural vegetative buffer impervious buffer, while its remaining area will lie within the 50-75 ft City additional impervious surface setback. It will not encroach into the 25 ft State Waters Buffer.

However, because the new deck will be located directly below the existing upper-level deck, its marginal impact on impervious coverage within the buffer and setback zones will be minimized and significantly reduced.

The dimensions of the deck's additional intrusion into the buffer zones are shown in Tables 1 and 2 and Figure 2 below. The total gross area of the deck's footprint of 605 sq. ft. would all lie within the City 25-50 ft undisturbed natural vegetative buffer impervious buffer or within the 50-75 ft City additional impervious surface setback. However, the net increase in impervious coverage within the buffer zones will be only 74 sq. ft. and 168 sq. ft. respectively, due to its location directly below the existing upper-level deck.

The maximum depth of the buffer intrusion (i.e. deck-width from the house rear wall, including staircase) will be 16 ft. 7 in. The length of the intrusion along the deck's outside edge will be 30 ft.

## Table 1
## State Waters Encroachment Chart

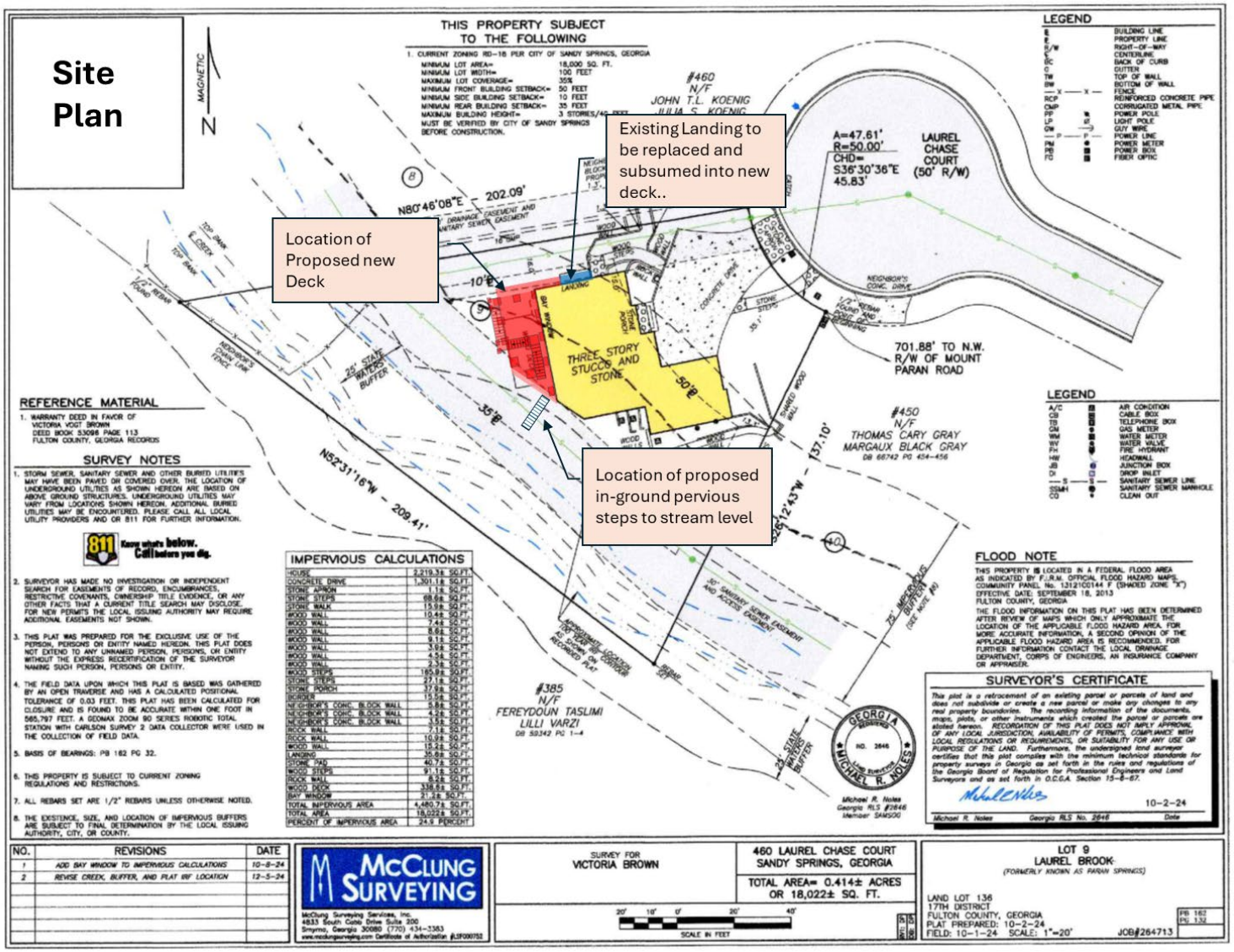
| Buffer/Impervious Setback | Total Existing Intrusion | Proposed Intrusion After New Deck | Difference | Percent Increase in Intrusion |
|---|---|---|---|---|
| 0-25 ft. State Undisturbed Natural Vegetative Buffer | 16 Sq. ft. | 16 Sq. ft | 0 sq. ft | 0.0% |
| 25-50 ft. City Undisturbed Natural Vegetative Buffer | 821 Sq. ft. | 895 Sq ft. | 74 Sq ft. | 9.0% |
| 50-75 ft. City Additional Impervious Setback | 1976 Sq. ft. | 2114 Sq ft. | 168 Sq ft. | 8.5% |
| ***Totals*** | ***2813 Sq. ft.*** | ***3055 Sq ft.*** | ***242 Sq ft.*** | **8.6%** |

## Table 2
## Calculation of Existing State Waters Intrusion

| back | House | Existing Deck | Existing Landing | Existing Wood Steps | Driveway and Porch | Total Existing Intrusion | Total Buffer Zone Area on Property |
|---|---|---|---|---|---|---|---|
| 0-25 ft. State Undisturbed Natural Vegetative Buffer | 0 Sq. ft. | 0 Sq. ft. | 0 Sq. ft. | 16 Sq ft. | 0 Sq. ft. | **16 Sq. ft** | 4350 Sq. ft. |
| 25-50 ft. City Undisturbed Natural Vegetative Buffer | 444 Sq. ft. | 339 Sq. ft. | 0 Sq. ft. | 38 Sq. ft. | 0 Sq. ft. | **821 Sq. ft.** | 3750 Sq.ft. |
| 50-75 ft. City Additional Impervious Setback | 1714 Sq. ft. | 0 Sq. ft. | 36 Sq ft. | 38 Sq. ft. | 188 Sq. ft. | **1976 Sq. ft.** | 2900 Sq. ft. |
| | ***2158 Sq. ft.*** | ***339 Sq. ft.*** | ***36 Sq. ft.*** | ***91 Sq. ft.*** | ***188 Sq. ft.*** | **2813 Sq. ft.** | **11,000 Sq. ft.** |

**Note:** Sum total numbers may not add exactly due to rounding.

## Figure 2: Location Of Proposed New Deck



**Proposed Environmental Mitigation Strategy and Stormwater Management Plan**

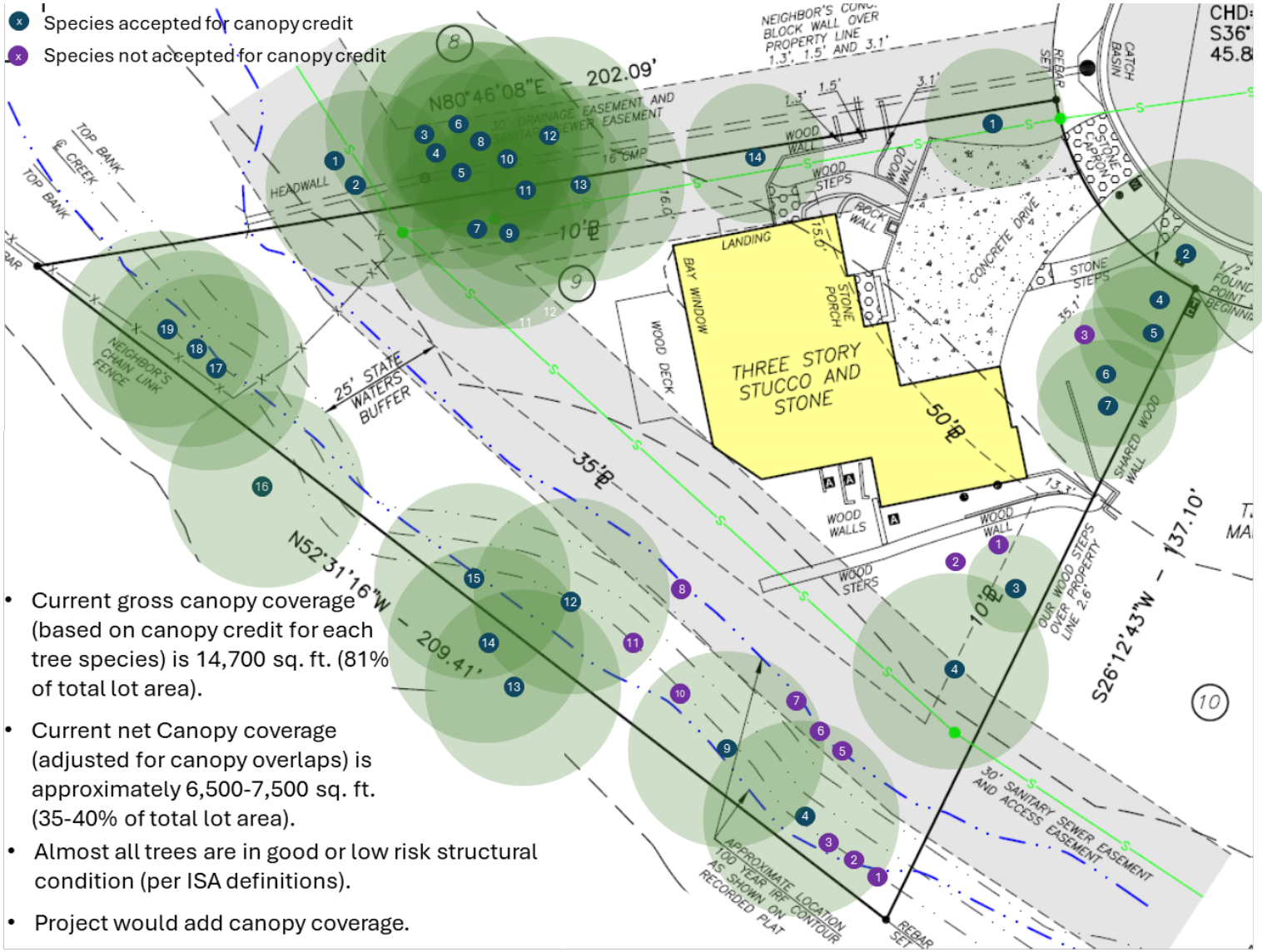
Key environmental mitigation strategies will include tree protection, erosion and sedimentation control, and vegetation enhancement measures.

***Tree Protection***

There are a significant number of mature trees clustered along the rear and left boundaries of the property. Almost all trees are in good or low risk structural condition (per ISA definitions). They provide canopy coverage over approximately 35-40% of the total lot area and over most of the buffer zone, providing significant shade over the stream bed. However, from the stream to the house there is no natural vegetation (other than some grass) within the 25 ft state waters buffer or the 50 ft. City undisturbed buffer zone.

I have undertaken a detailed census of these trees on the property to assess potential impact from the project. The location and type of trees identified in this review and their canopy coverage are shown in Figure 3 below and in Attachment 3.

**Figure 3: Tree Canopy Coverage**




- Current gross canopy coverage (based on canopy credit for each tree species) is 14,700 sq. ft. (81% of total lot area).
- Current net Canopy coverage (adjusted for canopy overlaps) is approximately 6,500-7,500 sq. ft. (35-40% of total lot area).
- Almost all trees are in good or low risk structural condition (per ISA definitions).
- Project would add canopy coverage.

No trees are planned to be removed and none are likely to be threatened as a result of the deck project. Attachment 4 to this document identifies all of the trees within close proximity to where the deck will be constructed. There is a cluster of 14 trees along the property line with DBH 10 ins. or greater that are within the vicinity of the proposed deck. Their positions are shown by the numbered circles in Attachment 4.

Ten of these trees are not impacted by the project as it is outside their Critical Root Zones (CRZ), shown by the amber circles. Four of these trees are impacted by the project as it lies within their CRZs, shown by the auburn circles. However, for all 4 trees the impact is minor (less than 7% of the CRZ) and thus none will be compromised or threatened.

To protect all of these trees during construction, tree fences will be installed around the four impacted trees before any construction commences and all tree fences shall remain and be maintained until the construction is 100% completed.

***Stormwater Management and Erosion Control***

There are signs of limited erosion of the slope on the left side of the house (viewed from the rear), due to stormwater and sediment run-off into the stream over the 27 years since construction. While all street stormwater is channeled through the street-level catch basin and drain through the adjoining property, in heavy rainstorms some run-off comes down the steps and retaining walls by the house, which is probably the cause of the erosion.

To mitigate the intrusion of the new deck, we propose to implement the following measures to enhance erosion control and vegetation coverage within the buffer zone:

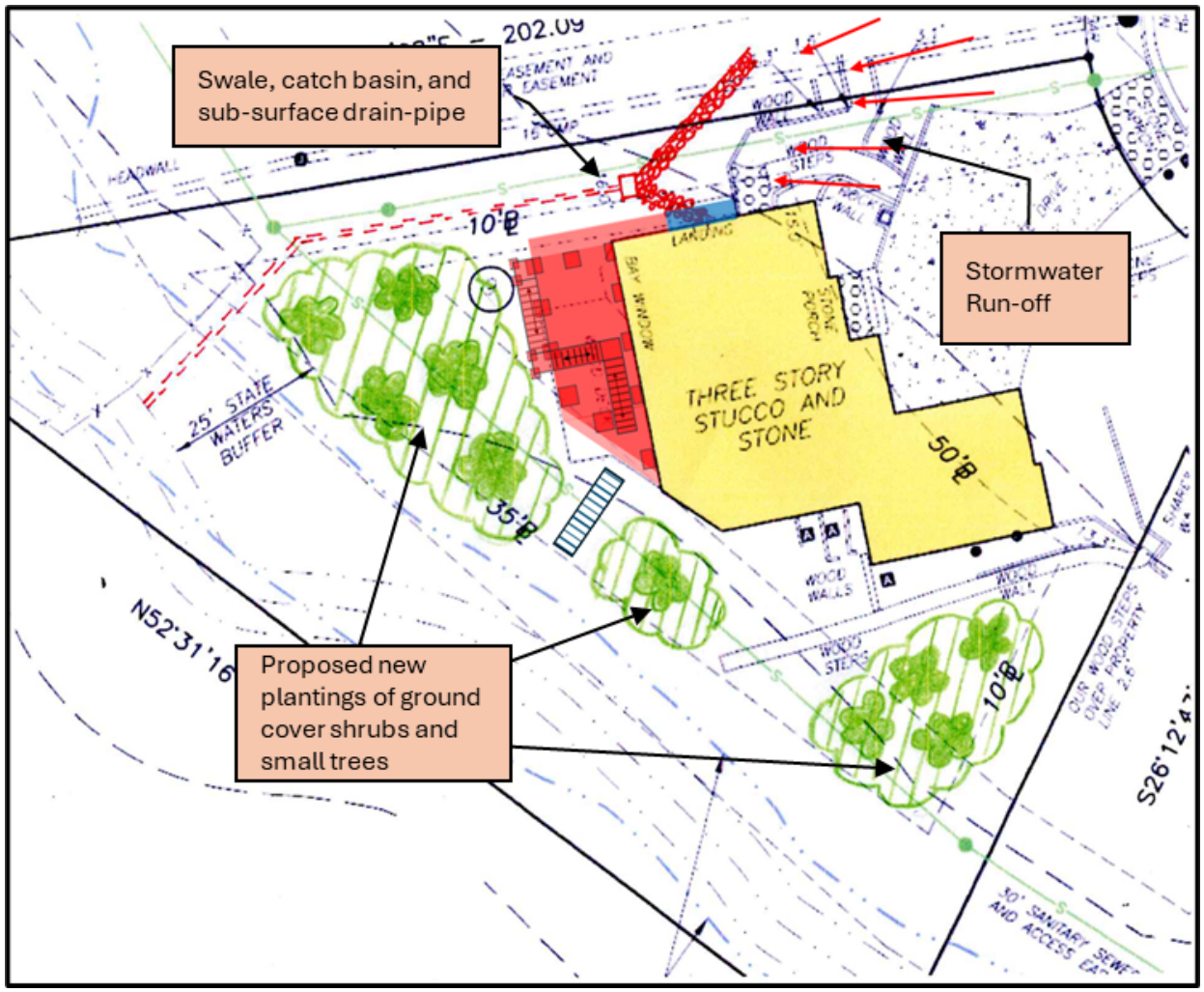
- Installation of a pervious swale, catch basin, and 4 in. sub-surface stormwater drain on the left side of the house running from just below the retaining wall down to the stream bank to more effectively capture and channel stormwater run-off to the stream, while avoiding collection of sediment.
- Planting ground cover plants and shrubs along the slope behind the new deck and on the right side of the property, which will increase vegetation cover in the buffer zone by up to 2500 sq ft, and thus increase resistance to erosion.
- Restoration of soil in selected eroded areas and placement of grass sod and seeding on areas of the slope not covered by the plantings.

These measures are shown in Figure 4 below.

On completion of the new deck and installation of the drain-pipe, the ground within the buffer zone would be restored to its natural state.

**Figure 4**

**Mitigation Measures to Enhance Erosion Prevention and Vegetation in Buffer**



These measures should mitigate the buffer intrusion from the new deck, by enhancing the slope's stability, arresting the erosion and sediment run-off into the stream, and increasing vegetation coverage within the buffer zone. They will enhance the quality of the environment within the buffer by eliminating future erosion, improving the quality of stormwater entering the stream, and improving the quality of wildlife habitat around the stream.

Land disturbing activities associated with construction of the deck will be minor. They will be limited to:

- Excavating the holes needed for concrete post foundations.
- Installation of a swale and excavation for the additional stormwater drain.
- Soil and sod restoration, along with tree and ground cover plantings.

To prevent erosion or sediment run-off into the stream during construction, silt fencing and/or hay bales would be placed and maintained along the entire base of the slope, along with use of sedimentation blankets, to catch any sediment run-off before it reaches the stream.

**No Practical Alternatives to Location of New Deck Within Buffer Zone**

The topology of the property and location of the house mean that there are no practical alternative locations for the new deck and there are no practical alternative ways to enable safe access from the house into the backyard, other than the proposed deck via its stairs down to the ground level, together with the ground level steps.

More than 80% of the total property's area is covered by the 50 ft state waters buffer or the additional 25 ft impervious setback, which covers all potential development locations. The 50 ft. buffer covers almost all of the rear section the of house and the additional setback covers almost the entire house. The location of the deck is also constrained by the location of sewer lines through the property and the associated Sanitary Sewer Line easements. So, there is really no way to avoid an intrusion into these buffer zones.

The proposed design approach, which places the new deck directly underneath the current upper-level deck, also minimizes the resulting marginal increase in impervious coverage.

An alternative design which could reduce the total footprint of the deck within the buffer zones by up to 75 sq. ft could be to eliminate the extension of the side door landing to the new deck and instead a cut new door into the rear wall to provide egress from the house onto the new deck. However, this would reduce the utility of the new deck as an outdoor space by that same area of footprint and the additional door would add $10-15,000 to the cost of the project.

**Enhancements to Environment from Project**

Issuance of a stream buffer variance to permit construction of the proposed deck is likely to result in a net enhancement to the environment and water quality within the overall buffer zone.

The proposed project would thus support the objectives of Div 9.2 of the Development Code, as stated in Sec. 9.2.1 and with the principles of Sec. 9.2.4. A. and B. In particular, these environmental enhancements would also meet the conditions stated in Sec 9.2.4.B.6.e and f. for issuance of a variance.

The project will produce a net enhancement to the environment and water quality within the buffer zone because:

- The net increase of 242 sq. ft. in impervious intrusion into the buffer zone represents only 2.2% of the total buffer zone area covering the property of 11,000 sq. ft. It is also a relatively small amount compared with the total impervious area of the house that is within the buffer zone of 2158 sq. ft.
- Ground disturbance will be limited to the placement of the concrete foundations for the deck's supporting posts and the excavation of the holes for these foundations. Potential silt run-off into the stream will be prevented by the erosion control plan (including placement of a silt fence, hay bales, and use of erosion control blankets).
- The stream buffer zone area between the stream and the house is currently devoid of vegetation (other than boundary trees), whereas the new erosion control measures, soil restoration, and new plantings of ground cover plants and shrubs on the slope around the new deck and down to the stream will significantly increase vegetative cover by up to 2500 sq ft., reduce future stormwater and sedimentation run-off to the stream and will also improve wildlife habitat within the buffer.

## Attachment 1: Pictures of Property

Left side of property looking up to the street level..



New Deck would be built directly below the existing deck at about this level.



Right side of property looking up to the street level, with existing steps.



The flat area of the property beside the stream that we want to make accessible





# Attachment 2
# Letter from Realtor

In Reference To:
460 Laurel Chase Ct,
Sandy Springs, GA 30327

12 January, 2025

Dear Members of the Zoning Board and to Whom This May Concern,

I am writing on behalf of my client at 460 Laurel Chase Court, to respectfully request your consideration and approval to construct a deck that will connect their home to the backyard. This addition is essential not only for the functional use of their property but also to alleviate the substantial financial burden they have experienced as a result of this current design limitation.

During the listing and marketing period we have made every effort to sell this property, investing significant time, resources, and financial capital to make the home as appealing as possible to prospective buyers. Despite these efforts, which included professional photography, expert staging, and price reductions totaling $100,000, the property remained on the market for 269 days without receiving a single offer.

The consistent feedback we received from potential buyers was overwhelmingly focused on the lack of access to the backyard and the absence of functional outdoor deck space connecting the lower level. This issue has been a significant deterrent, as buyers increasingly prioritize outdoor living areas as essential features in a home. Without this key amenity, my clients' property has struggled to attract serious interest, even with its other merits.

The financial and emotional toll on my clients has been considerable. They have already endured substantial carrying costs, price reductions, and months of uncertainty. Approving this would provide them with the opportunity to make a necessary improvement that not only addresses this major obstacle to the sale but also aligns with the needs of future homeowners in the neighborhood.

Thank you for your attention to this request. Please do not hesitate to reach out if you require additional information or have any questions regarding this application.

Sincerely,

**Carrie Robinson**

*Licensed Real Estate Agent*
*Atlanta Fine Homes Sotheby's International Realty*
*C. 312.513.7333 O. 404.874.0300*
*1555 Peachtree St NE Suite 100*
*Atlanta GA, 30309*

Atlanta Fine Homes | Sotheby's INTERNATIONAL REALTY

**Attachment 3**

**Details of Tree Census and Canopy Coverage**

## Front

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Cherry Blossom | Setback | 17.2 | Good/Low Risk | 500 x2/3 |
| 2 | Maple | Protected/Setback | 20.4 | Good/Low Risk | 1000 x 1/2 |
| 3 | Crape Myrtle | Setback | 12.0 | Good/Low Risk | Not Applicable |
| 4 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |
| 5 | Leyland Cypress | Setback | 11.5 | Poor/High Risk | 500 x2/3 |
| 6 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |
| 7 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |

## Right Side

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Japanese Maple | Other | 2.0 | Good/Low Risk | Not Applicable |
| 2 | Japanese Maple | Other | 2.0 | Good/Low Risk | Not Applicable |
| 3 | Red Bud | Setback | 5.1 | Good/Low Risk | 250 x 3/4 |
| 4 | Tulip Poplar | Setback | 3.2 | Good/Low Risk | 1000 x 3/4 |

## Left Side

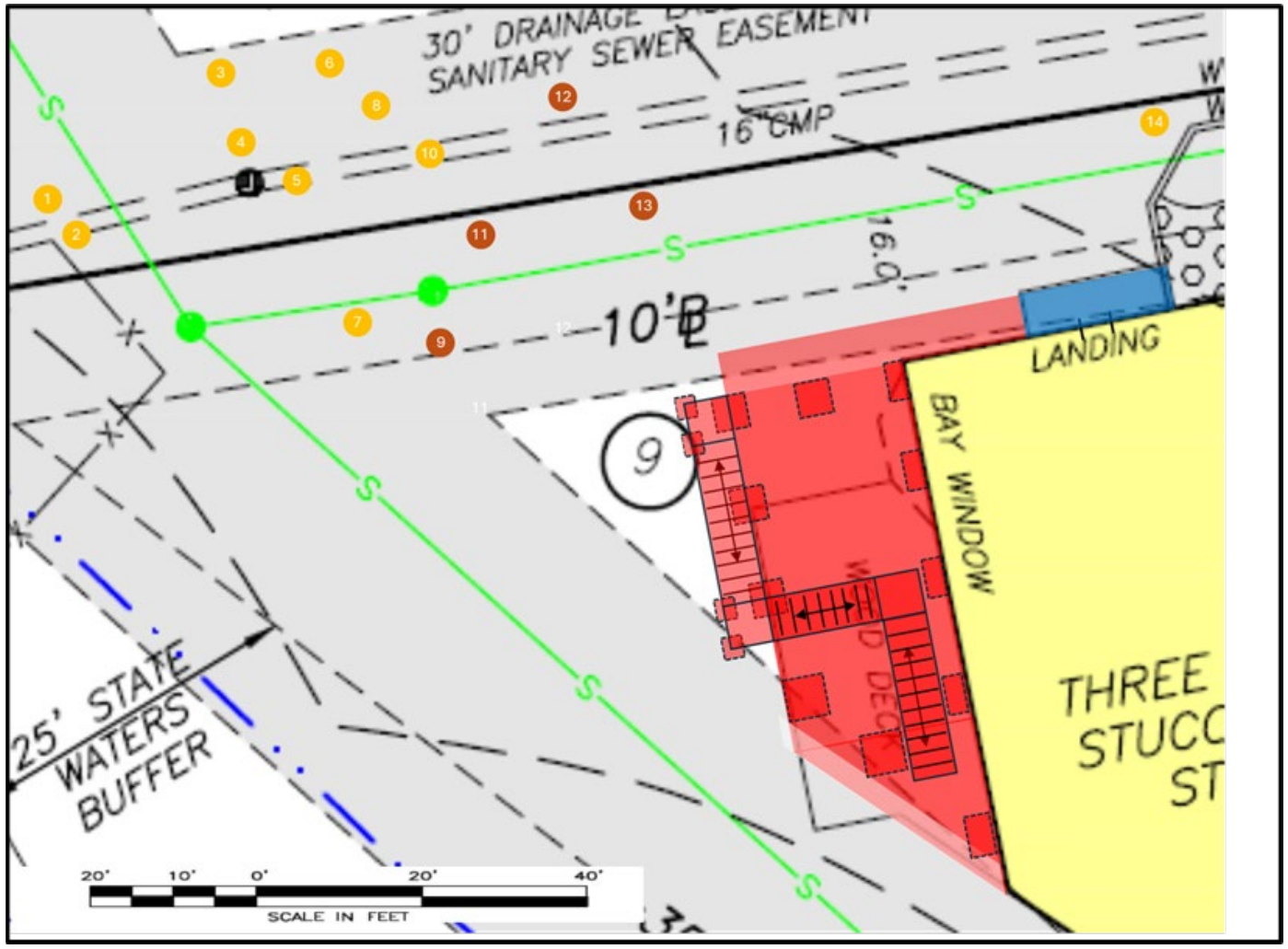
| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Tulip Poplar | Boundary | 2.9 | Good/Low Risk | 1000 x 1/4 |
| 2 | Tulip Poplar | Boundary/ Protected | 19.1 | Good/Low Risk | 1000 x 1/3 |
| 3 | Tulip Poplar | Boundary | 17.5 | Good/Low Risk | 1000 x 1/4 |
| 4 | Tulip Poplar | Boundary | 3.5 | Good/Low Risk | 1000 x 1/3 |
| 5 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/3 |
| 6 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/4 |
| 7 | Tulip Poplar | Protected/Setback | 9.6 | Good/Low Risk | 1000 x 2/3 |
| 8 | Sycamore | Boundary/ Protected | 21.0 | Good/Low Risk | 1000 x 1/3 |
| 9 | Sycamore | Protected/Setback | 22.3 | Good/Low Risk | 1000 x 3/4 |
| 10 | Tulip Poplar | Boundary/ Protected | 16.2 | Good/Low Risk | 1000 x 1/3 |
| 11 | Tulip Poplar | Protected/Setback | 19.1 | Good/Low Risk | 1000 x 1/2 |
| 12 | Sycamore | Boundary/ Protected | 23.9 | Good/Low Risk | 1000 x 1/3 |
| 13 | Tulip Poplar | Landmark/Setback | 28.0 | Good/Low Risk | 1000 x 1/2 |
| 14 | Cherry | Setback | 12.7 | Good/Low Risk | 500 x 2/3 |

## Rear

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Ash/Box Elder | Setback | 8.3 | Good/Low Risk | Not Applicable |
| 2 | Ash/Box Elder | Setback | 6.4 | Good/Low Risk | Not Applicable |
| 3 | Ash/Box Elder | Setback | 6.4 | Good/Low Risk | Not Applicable |
| 4 | Tulip Poplar | Landmark/Setback | 49.7 | Good/Low Risk | 1000 x1/2 |
| 5 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 6 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 7 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 8 | Box Elder | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 9 | Maple | Setback | 7.6 | Good/Low Risk | 1000 |
| 10 | Ash/Box Elder | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 11 | Ash/Box Elder | Setback | 9.6 | Good/Low Risk | Not Applicable |
| 12 | Tulip Poplar | Setback | 8.3 | Good/Low Risk | 1000 |
| 13 | Beech | Protected/Setback | 19.1 | Good/Low Risk | 1000 x 1/3 |
| 14 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 1/3 |
| 15 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 3/4 |
| 16 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 1/3 |
| 17 | Tulip Poplar | Setback | 16.2 | Good/Low Risk | 1000 x1/2 |
| 18 | Tulip Poplar | Setback | 9.2 | Good/Low Risk | 1000 x1/2 |
| 19 | Tulip Poplar | Setback | 5.1 | Good/Low Risk | 1000 x1/2 |

***Note:*** *All classifications and calculations conform to the definitions and standards prescribed in SSDC Div 3.*

**Attachment 4**
**Tree Impact Assessment**



## Key Facts About Trees Within Vicinity of Deck Project

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Estimated Canopy Area (Per Section M of Code) (Sq Ft) | Distance to Nearest Footing (Ft) | CRZ Radius (DBH*1.25) (Ft) | Is Distance to Project Within CRZ? |
|---|---|---|---|---|---|---|---|---|
| 1 | Tulip Poplar | Boundary | 2.9 | Good/Low Risk | 1000 x 1/4 | 48.0 | 3.6 | No |
| 2 | Tulip Poplar | Boundary/ Protected | 19.1 | Good/Low Risk | 1000 x 1/3 | 46.1 | 23.9 | No |
| 3 | Tulip Poplar | Boundary | 17.5 | Good/Low Risk | 1000 x 1/4 | 42.7 | 21.9 | No |
| 4 | Tulip Poplar | Boundary | 3.5 | Good/Low Risk | 1000 x 1/3 | 38.0 | 4.4 | No |
| 5 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/3 | 33.5 | 12.3 | No |
| 6 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/4 | 37.1 | 12.3 | No |
| 7 | Tulip Poplar | Protected/Setback | 9.6 | Good/Low Risk | 1000 x 2/3 | 25.2 | 11.9 | No |
| 8 | Sycamore | Boundary/ Protected | 21.0 | Good/Low Risk | 1000 x 1/3 | 31.6 | 26.3 | No |
| 9 | Sycamore | Protected/Setback | 22.3 | Good/Low Risk | 1000 x 3/4 | 18.3 | 27.9 | Yes |
| 10 | Tulip Poplar | Boundary/ Protected | 16.2 | Good/Low Risk | 1000 x 1/3 | 27.1 | 20.3 | No |
| 11 | Tulip Poplar | Protected/Setback | 19.1 | Good/Low Risk | 1000 x 1/2 | 20.6 | 23.9 | Yes |
| 12 | Sycamore | Boundary/ Protected | 23.9 | Good/Low Risk | 1000 x 1/3 | 24.2 | 29.9 | Yes |
| 13 | Tulip Poplar | Landmark/Setback | 28.0 | Good/Low Risk | 1000 x 1/2 | 15.7 | 35.0 | Yes |
| 14 | Cherry | Setback | 12.7 | Good/Low Risk | 500 x 2/3 | 26.1 | 15.9 | No |

4 of the trees are impacted by the project as it lies within their CRZ.

## Calculation of Impact on Critical Root Zones

| Tree Number | CRZ Total Area ($\pi$*Radius2) (Sq Ft) | CRZ Circumference ($2\pi$*Radius) (Ft) | Area of Affected Zone A (Sq Ft) | Area of Affected Zone B (Sq Ft) | Area of Affected Zone C (Sq Ft) | Total Area of CRZ Affected (Sq Ft) | Percentage of Critical Root Zone Impacted by Deck |
|---|---|---|---|---|---|---|---|
| 1 | 40.3 | 22.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 2 | 1791.4 | 150.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 3 | 1505.3 | 137.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 4 | 60.2 | 27.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 5 | 478.2 | 77.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 6 | 478.2 | 77.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 7 | 447.9 | 75.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 8 | 2167.6 | 165.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 9 | 2438.3 | 175.0 | 79.0 | 0.0 | 0.0 | 79.0 | 3.24% |
| 10 | 1294.3 | 127.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 11 | 1791.4 | 150.0 | 36.2 | 0.0 | 0.0 | 36.2 | 2.02% |
| 12 | 2799.1 | 187.5 | 34.2 | 0.0 | 0.0 | 34.2 | 1.22% |
| 13 | 3478.2 | 220.0 | 168.2 | 59.4 | 2.0 | 229.7 | 6.60% |
| 14 | 796.2 | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |

For all 4 trees the impact is minor (less than 7 percent of the CRZ) and thus none will be compromised or threatened.

***Note:*** *All classifications and calculations conform to the definitions and standards prescribed in SSDC Div 3.*

13 January, 2025
Victoria Brown
6155 River Chase Circle
Sandy Springs , Georgia 30328

Board of Appeals
City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

Dear Board Members,

## Letter of Intent Re Project to Construct a New Deck at 460 Laurel Chase Court

I am the owner of the property at 460 Laurel Chase Court in Sandy Springs. I am seeking a variance from the buffer and setback restrictions in the City of Sandy Springs (COSS) Development Code to enable us to build a new deck along the rear wall and side of the house at the level of the basement, which would be located directly below an existing deck located at the level of the living area.

**Requested Stream Buffer Variance**

Specifically, I am requesting a variance from the buffer and setback development restrictions contained in Sec. 9.2.4.A of the COSS Development Code, which require the following:

1. An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the state waters as measured from the point of wrested vegetation.
2. All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot undisturbed buffer.

I am also seeking permission to build a short set of in-ground steps made of pervious materials from the base of the new deck down to the level of the stream that I believe is classified as a Minor Landing Disturbing Activity, which under Sec. 9.2.2.C. and D. would be exempt from the restrictions of Sec. 9.2.4.A.

**Purpose of Proposed Deck Project**

The purpose of building an additional deck is to mitigate the substantial impairment to the property's utility and resale value caused by its current lack of access to outdoor space, which is materially deficient for a large single-family home and for the neighborhood.

The current limitations to outdoor space on the property are caused by its very steep topology, as described below. The existing 339 sq. ft. deck is currently the only usable outdoor space on the property. While there is a reasonably sizable area of outdoor yard space in the rear of the property beside the stream, this is currently not accessible from the house, except by transversing a 70 ft serviceman's stairway along the right side of the house, which is unsafe and impractical.

The new deck will help to remedy these deficiencies by creating a significant area of new usable outdoor space and by providing practical and safe access from the house to the outdoor yard space beside the stream via stairs from the new deck down to the ground level.

**Proposed Project Details**

The footprint and location of the proposed new deck is shown in Figures 1 and 2. The new deck would be located directly underneath the existing deck at the level of the basement or recreation room. Its total footprint would comprise 605 sq. ft, including the footprint of the existing side landing and the staircase to ground level.

**Figure 1**
**Dimensions of Proposed New Deck**

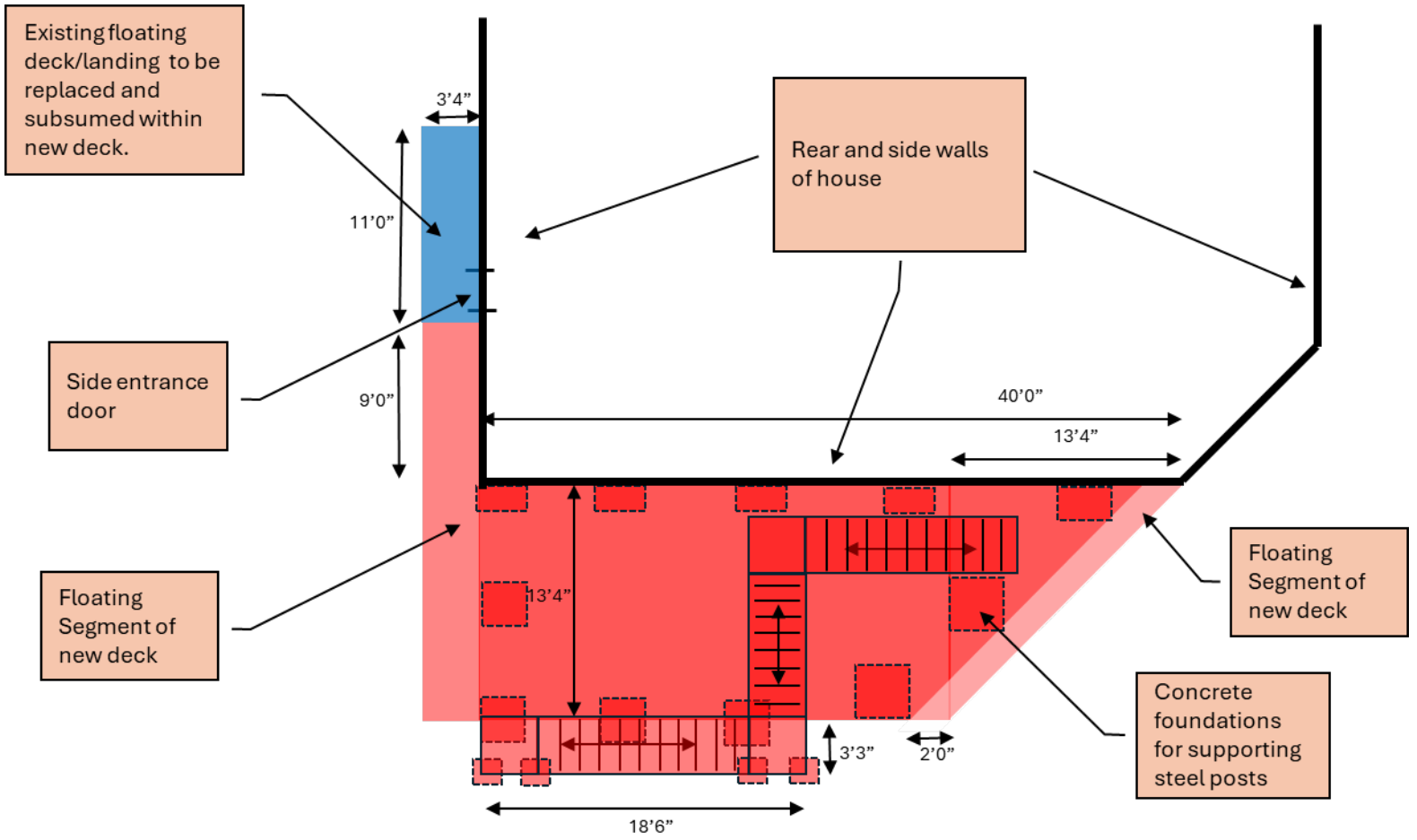
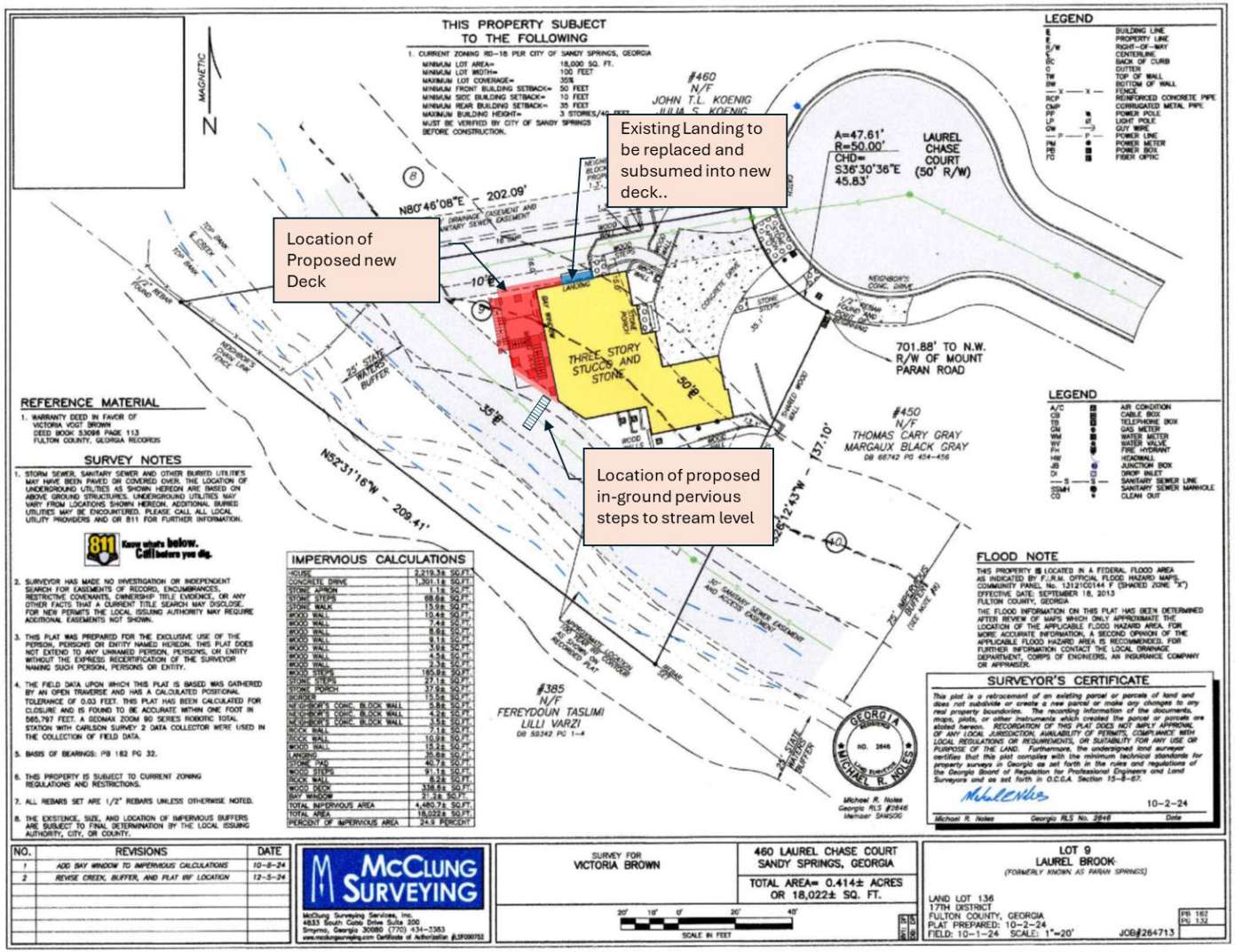


**Figure 2**
**Location of Proposed new Deck**



There is a small stormwater drainage stream that runs along the rear boundary of the property. The proposed new deck would lie within the City 25-50 ft undisturbed natural vegetative buffer impervious buffer associated with this stream, while its remaining area will lie within the 50-75 ft City additional impervious surface setback (as is also the case for the existing upper level deck). It will not encroach into the 25 ft State Waters Buffer. The new deck will also sit outside the 10' side boundary and 35' rear boundary setbacks and it will not encroach into the 10' Sanitary Sewer Easements.

The total marginal increase in impervious coverage within the buffer zones resulting from the new deck will be only 242 sq. ft., which is much less than the 605 sq. ft. stated above, because most of it will lie directly beneath the existing deck. Also, there is an existing landing at the side door on the basement level, which will be replaced and incorporated into the new deck as the path of egress from the house onto the new deck.

While set at the basement level of the house, the new deck will still sit at a very elevated height above the ground level, because of the property's sloping topology. Its height above ground level will range between approximately 20 ft on its left outer edge and 27 ft on its right outer edge. Because of this height, it would be supported by 6" x 6" steel posts sitting on concrete block footings of either 30" x 30" x 12" or 36" x 36" x 14" depth with rebar, depending on the height of the columns.

I also wish to build a set of in-ground steps or pathway on the slope from the deck ground level down to the stream level made of pervious or minimally intrusive materials (e.g. wood-frame and grass), as shown in Figure 2 above. These steps are important to the objectives of the project as they are necessary to enable practical access to the stream level. They would be no more than 3-4 feet in width and run for a distance of 15-20 feet, depending on their placement, which in turn will depend on the exact position of the stairs from deck to ground level.

These steps would be located within the 25' state waters buffer, but I believe they would qualify under Sec. 9.2.2.D.2. as a Minor Land Disturbing Activity and therefore be exempt from the state waters buffer limitation under the Georgia Erosion and Sedimentation Act. There would be minimal hand-cutting only to excavate these steps and they would be easily removable in the event work needs to occur on the sewer line, so should be compatible with the Sanitary Sewer Easement.

**Factual Details About the Site**

The existing 339 sq. ft. deck off the living room is currently the only usable outdoor space on the property:

- The property is sloped at an angle of 25-30 degrees from the street to the stream at the rear boundary.
- There is, however, a flat area beside the stream that would be usable for children to play, a dog run, or other outdoor activities if it could be accessed in a practical way.
- The current 70 feet of steps down the side of the house are not practical for access to the backyard area and are not safe for young children to navigate.

The property is very difficult to sell in its current condition, despite the house and neighborhood being of superior quality, due to the absence of usable outdoor space:

- I listed the property for sale through 2 realtors in 2018-19 yet received no offers, despite good market conditions, significant marketing effort, open houses, showings, and price reductions.
- The primary issue given by almost all prospective buyers, was the lack of usable outdoor space.
- This represents a material impairment and thus I believe creates a serious hardship under COSS Dev. Code Sec, 9.2.4.B.3.

Construction of the additional deck as proposed would significantly mitigate this deficiency because:

- It would more than double the deck area that would be accessible from two levels of the house.
- It would provide practical and safe access from the house to the flat area beside the stream via the stairway from the new deck to the ground level, thus opening up that part of the property to family use.

**Proposed Mitigation and Restoration Strategy and Stormwater Management Plan**

Key environmental mitigation strategies will include tree protection, erosion and sedimentation control, and vegetation enhancement measures.

***Tree Protection***

There are a significant number of mature trees clustered along the rear and left boundaries of the property. They provide canopy coverage over approximately 35-40% of the total lot area and over most of the buffer zone. However, between the stream and the house there is no natural vegetation (other than some grass) within the 25 ft state waters buffer or the 50 ft. City undisturbed buffer zone.

I have undertaken a detailed census of these trees on the property to assess potential impact from the project and the results of this are described in the Stream Buffer Variance Analysis Document. Only four trees will be potentially impacted by the project as it lies within their Critical Root Zones (CRZ) and for all of these trees the impact would be minor (less than 7% of the CRZ). Thus none will be compromised or threatened.

To protect all of these trees during construction, tree fences will be installed around the four impacted trees before any construction commences and all tree fences shall remain and be maintained until the construction is 100% completed.

***Stormwater Management and Erosion Control***

There are signs of limited erosion of the slope on the left side of the house (viewed from the rear), due to stormwater and sediment run-off into the stream over the 27 years since construction. To mitigate the intrusion of the new deck, we propose to implement the following measures to enhance erosion control and vegetation coverage within the buffer zone:

- Installation of a pervious swale, catch basin, and 4 in. sub-surface stormwater drain on the left side of the house to more effectively capture and channel stormwater run-off to the stream.

- Planting ground cover plants and shrubs along the slope behind the new deck and on the right side of the property.
- Restoration of soil in selected eroded areas and placement of grass sod and seeding on areas of the slope not covered by the plantings.

On completion of the new deck and installation of the drain-pipe, the ground within the buffer zone would be restored to its natural state.

These measures should mitigate the buffer intrusion from the new deck, by enhancing the slope's stability, arresting the erosion and sediment run-off into the stream, and increasing vegetation coverage within the buffer zone. They will enhance the quality of the environment within the buffer by eliminating future erosion, improving the quality of stormwater entering the stream, and improving the quality of wildlife habitat around the stream.

To prevent erosion or sediment run-off into the stream during construction, silt fencing and/or hay bales, along with sedimentation blankets, would be placed and maintained along the entire base of the slope to catch any sediment run-off before it reaches the stream.

**Alternative Designs Explored**

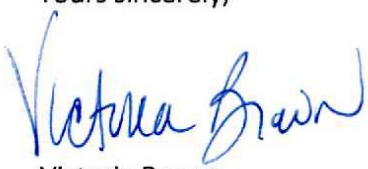
I have considered other possible locations for a new deck and other possible ways to provide practical access to the back yard of the property. However, the topology of the property and location of the house already within the buffer and setback zones mean that there are really no practical alternative locations for the new deck that would not also be in the buffer or setback zones.

More than 80% of the total property's area is covered by the 50 ft state waters buffer or the additional 25 ft impervious setback, which covers all potential development locations. The location of the deck is also constrained by the location of sewer lines through the property and the associated Sanitary Sewer Line easements.

At the same time, the proposed design approach, which places the new deck directly underneath the current upper-level deck, minimizes the resulting marginal increase in impervious coverage.

An alternative design that could reduce the total footprint of the deck within the buffer zones by up to 75 sq. ft could be to eliminate the extension of the side door landing to the new deck and instead a cut new door into the rear wall to provide egress from the house onto the new deck. However, this would reduce the utility of the new deck as additional outdoor space and the additional door would add $10-15,000 to the cost of the project. For these reasons, this is not our preferred approach.

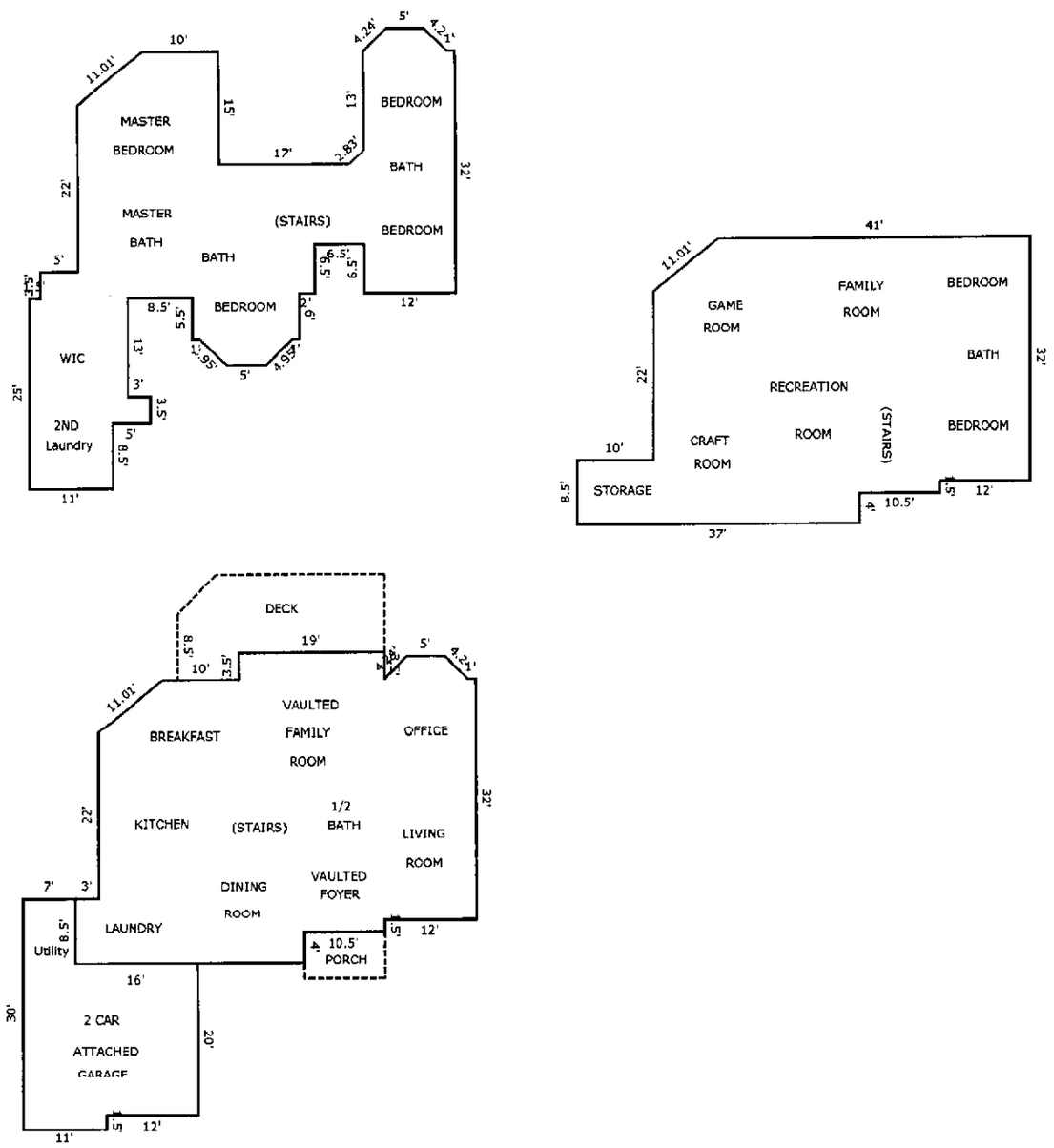
Yours sincerely,



Victoria Brown

# BUILDING SKETCH

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | VICTORIA BROWN | | | | |
| Property Address | 460 LAUREL CHASE CT | | | | |
| City | ATLANTA | County | FULTON | State GA | Zip Code 30327 |
| Lender | FARMER'S BANK AND TRUST | | | | |



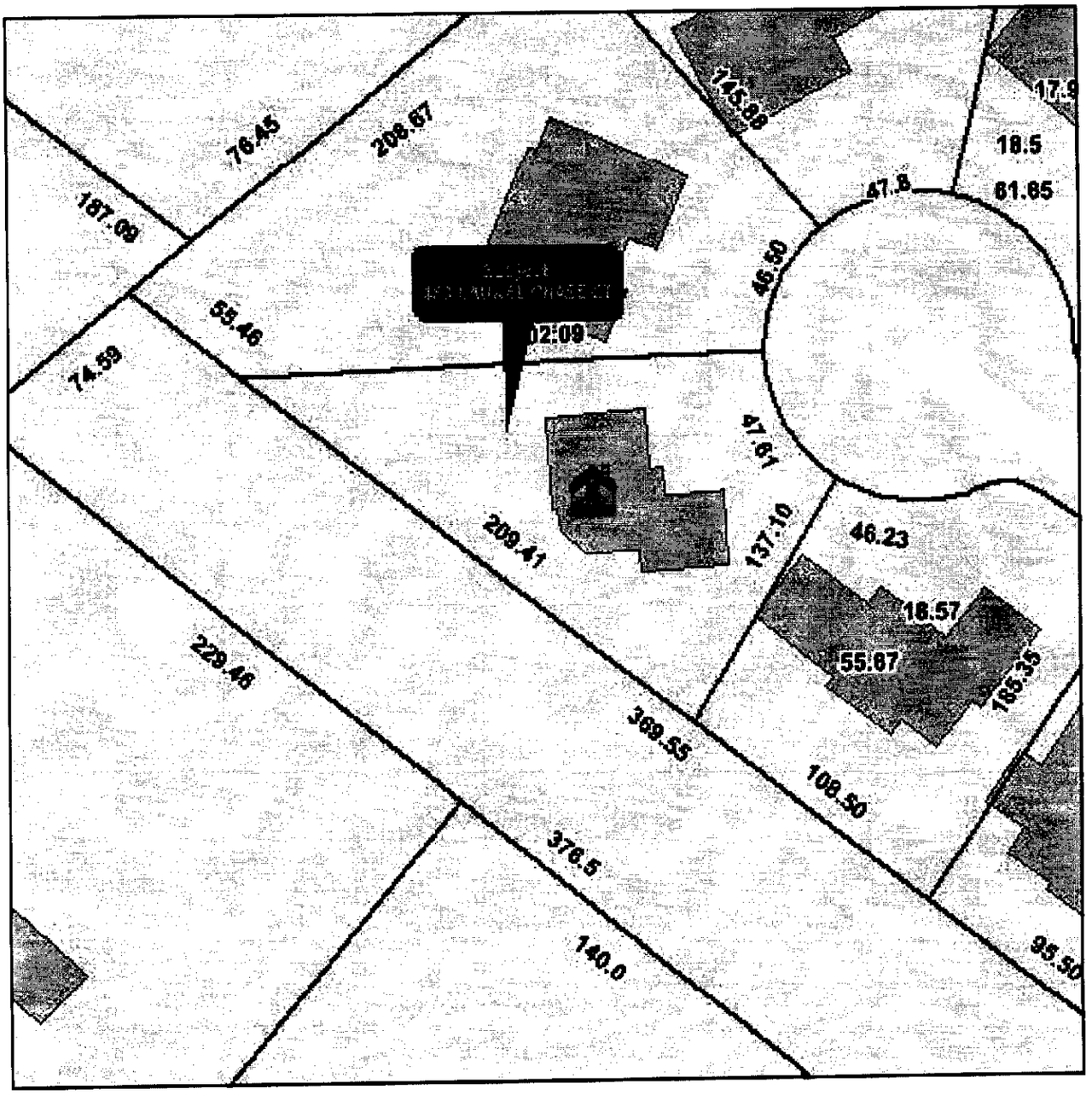
# BUILDING SKETCH

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | VICTORIA BROWN | | | | |
| Property Address | 460 LAUREL CHASE CT | | | | |
| City | ATLANTA | County FULTON | State GA | Zip Code 30327 | |
| Lender | FARMER'S BANK AND TRUST | | | | |

| | | Calculation Details | |
|---|---|---|---|
| **Living Area** | | | |
| First Floor | 1834.5 Sq ft | 19 × 3.5 | = 66.5 |
| | | 0.5 × 3 × 3 | = 4.5 |
| | | 0.5 × 3 × 3 | = 4.5 |
| | | 5 × 3 | = 15 |
| | | 32 × 12 | = 384 |
| | | 8.5 × 3 | = 25.5 |
| | | 33.5 × 10.5 | = 351.75 |
| | | 27 × 30.5 | = 823.5 |
| | | 7 × 18.5 | = 129.5 |
| | | 0.5 × 7 × 8.5 | = 29.75 |
| Second Floor | 1710.25 Sq ft | 0.5 × 3 × 3 | = 4.5 |
| | | 0.5 × 3 × 3 | = 4.5 |
| | | 5 × 3 | = 15 |
| | | 0.5 × 3.5 × 3.5 | = 6.12 |
| | | 0.5 × 3.5 × 3.5 | = 6.12 |
| | | 5 × 3.5 | = 17.5 |
| | | 32 × 12 | = 384 |
| | | 11 × 8.5 | = 93.5 |
| | | 16 × 3.5 | = 56 |
| | | 13 × 13 | = 169 |
| | | 3.5 × 5 | = 17.5 |
| | | 14 × 5.5 | = 77 |
| | | 29 × 0.5 | = 14.5 |
| | | 31 × 6.5 | = 201.5 |
| | | 37.5 × 10.5 | = 393.75 |
| | | 0.5 × 2 × 2 | = 2 |
| | | 15 × 10 | = 150 |
| | | 8.5 × 8 | = 68 |
| | | 0.5 × 8.5 × 7 | = 29.75 |
| **Total Living Area (Rounded):** | **3545 Sq ft** | | |
| **Non-living Area** | | | |
| 2 Car Attached | 536 Sq ft | 7 × 8.5 | = 59.5 |
| | | 23 × 20 | = 460 |
| | | 1.5 × 11 | = 16.5 |
| Wood Deck | 285.5 Sq ft | 10 × 19 | = 190 |
| | | 8 × 8.5 | = 68 |
| | | 5 × 3 | = 15 |
| | | 0.5 × 5 × 5 | = 12.5 |
| Open Porch | 63 Sq ft | 10.5 × 6 | = 63 |
| Basement-FIN | 1803.5 Sq ft | 8.5 × 10 | = 85 |
| | | 32 × 12 | = 384 |
| | | 33.5 × 10.5 | = 351.75 |
| | | 27 × 30.5 | = 823.5 |
| | | 7 × 18.5 | = 129.5 |
| | | 0.5 × 7 × 8.5 | = 29.75 |

# PLAT MAP

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | VICTORIA BROWN | | | | |
| Property Address | 460 LAUREL CHASE CT | | | | |
| City | ATLANTA | County FULTON | State GA | Zip Code 30327 | |
| Lender | FARMER'S BANK AND TRUST | | | | |



# LEGAL

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | VICTORIA BROWN | | | | |
| Property Address | 460 LAUREL CHASE CT | | | | |
| City | ATLANTA | County FULTON | State GA | Zip Code 30327 | |
| Lender | FARMER'S BANK AND TRUST | | | | |

**All that tract or parcel of land lying and being in Land Lot 136 of the 17th District, Fulton County, Georgia, being Lot 9, Laurel Brook (fka Paran Springs) Subdivision, as per plat recorded in Plat Book 162, Page 132, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 460 LAUREL CHASE COURT according to the present system of numbering property in Fulton County, Georgia.**

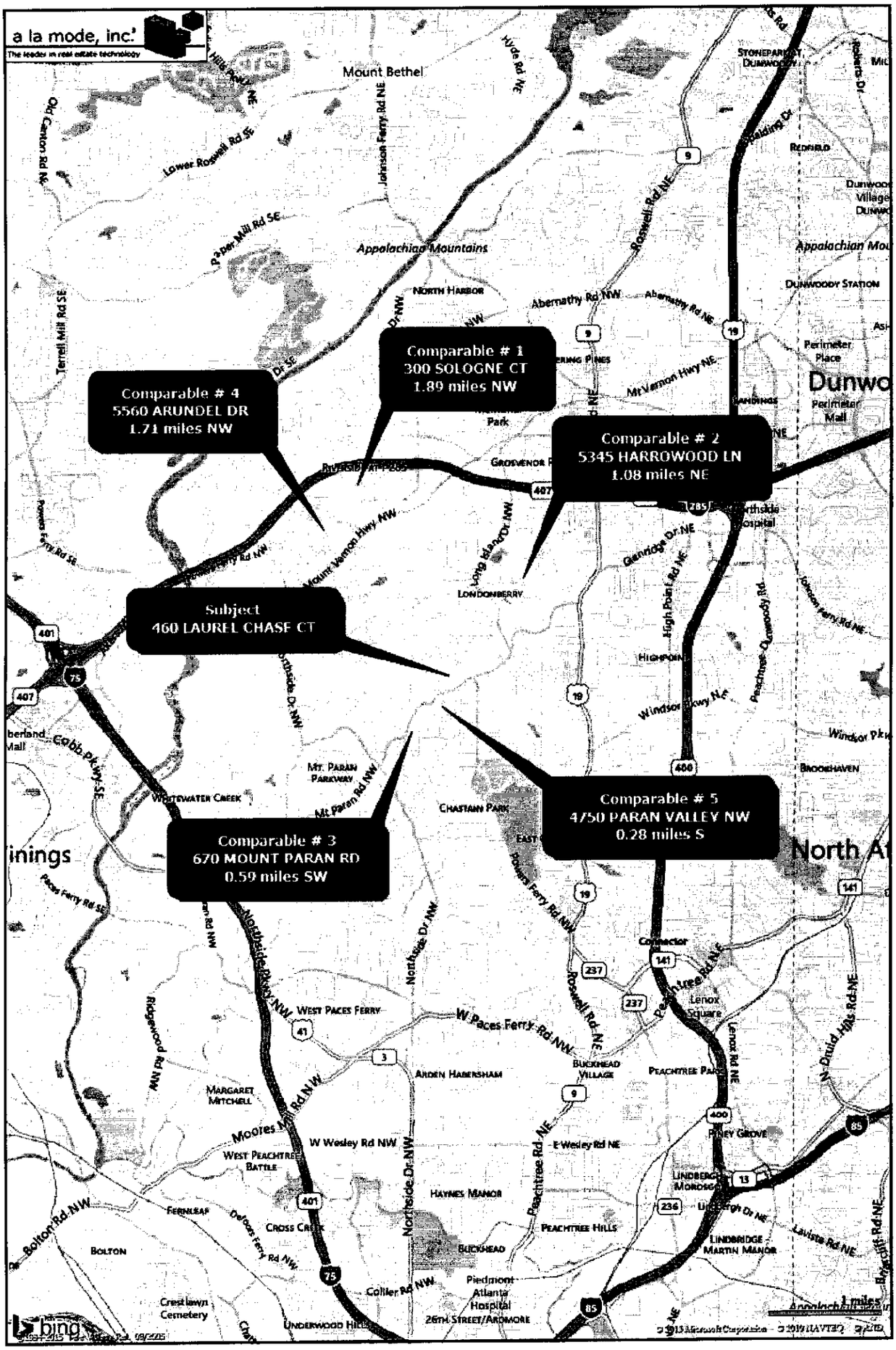
# AERIAL PHOTO OF SUBJECT

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | VICTORIA BROWN | | | | |
| Property Address | 460 LAUREL CHASE CT | | | | |
| City | ATLANTA | County FULTON | State GA | Zip Code 30327 | |
| Lender | FARMER'S BANK AND TRUST | | | | |



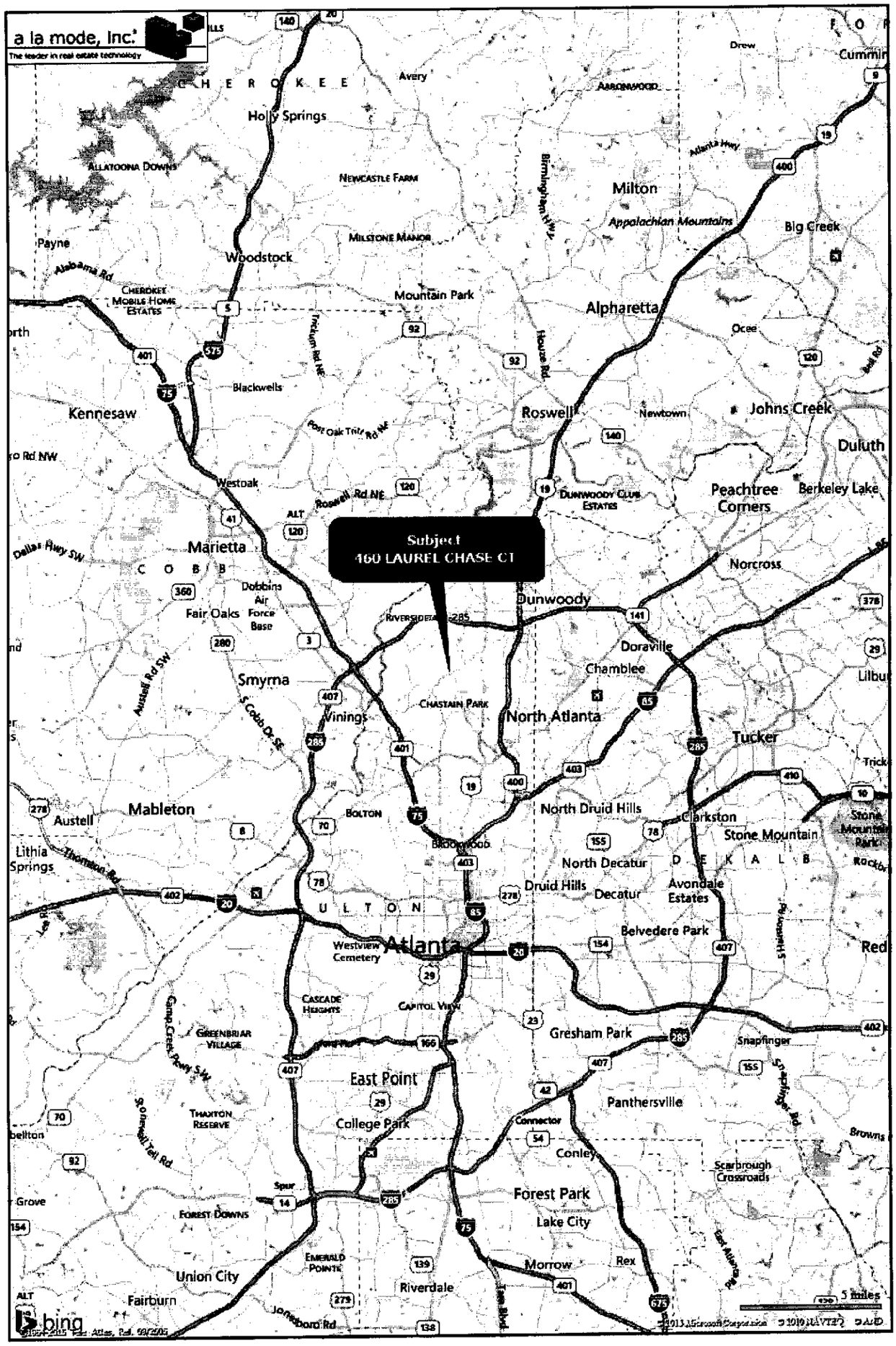
# LOCATION MAP

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | VICTORIA BROWN | | | | |
| Property Address | 460 LAUREL CHASE CT | | | | |
| City | ATLANTA | County FULTON | State GA | Zip Code 30327 | |
| Lender | FARMER'S BANK AND TRUST | | | | |

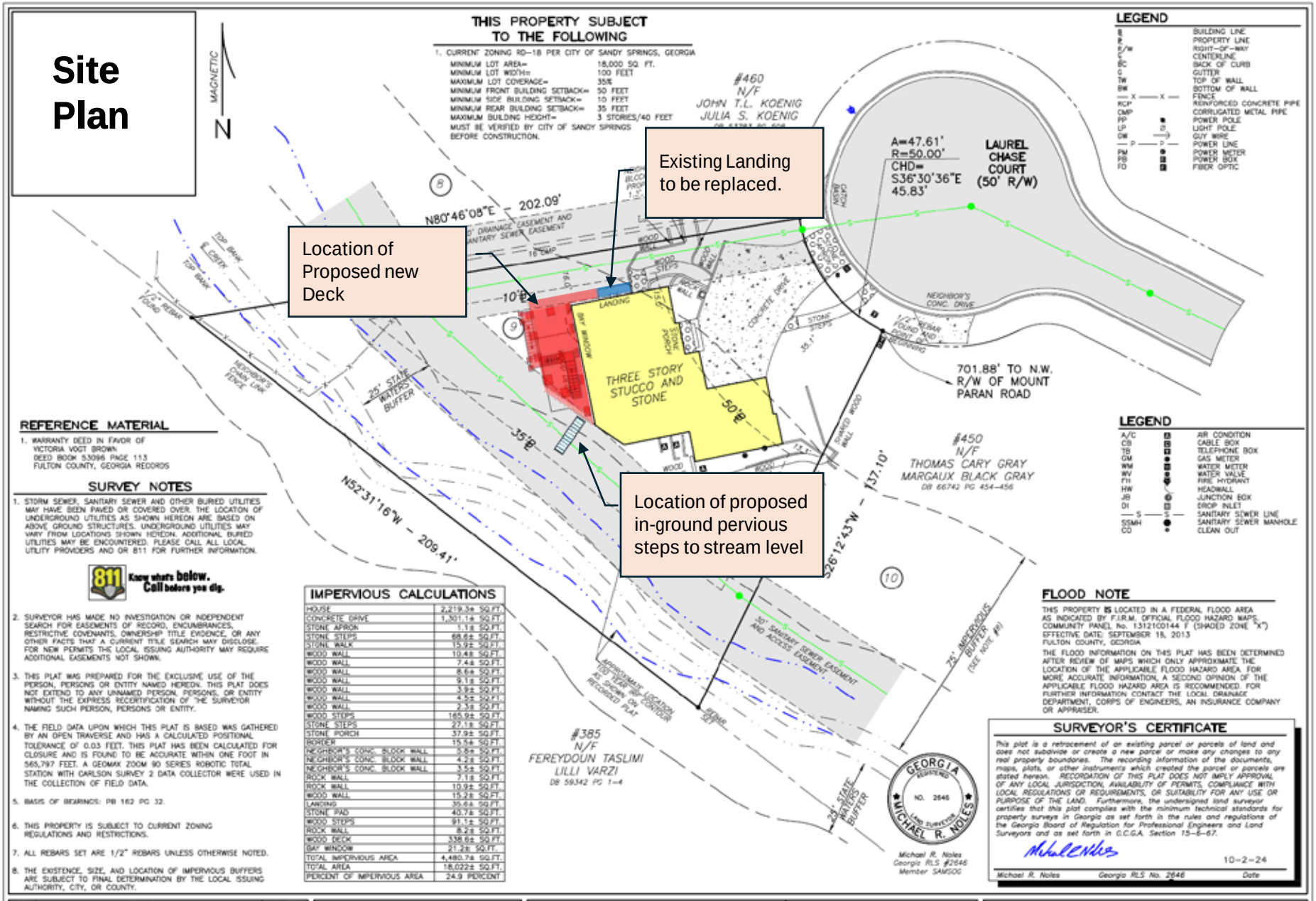


# AREA MAP

| | | | | | |
|---|---|---|---|---|---|
| Borrower/Client | VICTORIA BROWN | | | | |
| Property Address | 460 LAUREL CHASE CT | | | | |
| City | ATLANTA | County | FULTON | State GA | Zip Code 30327 |
| Lender | FARMER'S BANK AND TRUST | | | | |


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The leader in real estate technology
Subject
460 LAUREL CHASE CT
Holly Springs
Woodstock
Kennesaw
Marietta
Smyrna
Vinings
Atlanta
Alpharetta
Roswell
Milton
Johns Creek
Duluth
Norcross
Dunwoody
Doraville
Chamblee
Tucker
Decatur
East Point
College Park
Forest Park
Union City
Fairburn
Riverdale
Morrow
Austell
Mableton
Lithia Springs
Stone Mountain
Clarkston
Gresham Park
Panthersville
Conley
Lake City
Scarborough Crossroads
Snapfinger
Avondale Estates
Belvedere Park
North Druid Hills
North Decatur
Druid Hills
North Atlanta
Peachtree Corners
Berkeley Lake
Norcross
Big Creek
Appalachian Mountains
Milton
Alpharetta
Roswell
Johns Creek
Duluth
Marietta
Smyrna
Vinings
Atlanta
Decatur
Tucker
Norcross
Dunwoody
Doraville
Chamblee
Austell
Mableton
Lithia Springs
Stone Mountain
Clarkston
Gresham Park
Panthersville
Conley
Lake City
Forest Park
Union City
Fairburn
Riverdale
Morrow
East Point
College Park
Scarborough Crossroads
Snapfinger
Avondale Estates
Belvedere Park
North Druid Hills
North Decatur
Druid Hills
North Atlanta
Peachtree Corners
Berkeley Lake
Big Creek
Appalachian Mountains
Milton
Alpharetta
Roswell
Johns Creek
Duluth
Norcross
Dunwoody
Doraville
Chamblee
Tucker
Decatur
Marietta
Smyrna
Vinings
Atlanta

# Site Plan




## THIS PROPERTY SUBJECT TO THE FOLLOWING

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

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

MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.

## LEGEND

| | |
|---|---|
| B | BUILDING LINE |
| P | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| C | CENTERLINE |
| BC | BACK OF CURB |
| G | GUTTER |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |
| X — X | FENCE |
| RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRUGATED METAL PIPE |
| PP | POWER POLE |
| LP | LIGHT POLE |
| GW | GUY WIRE |
| P — P | POWER LINE |
| PM | POWER METER |
| PB | POWER BOX |
| FO | FIBER OPTIC |

## REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF VICTORIA VOGT BROWN DEED BOOK 53096 PAGE 113 FULTON COUNTY, GEORGIA RECORDS

## SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

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

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 565,797 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BASIS OF BEARINGS: PB 162 PG 32.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

## IMPERVIOUS CALCULATIONS

| | |
|---|---|
| HOUSE | 2,219.3± SQ.FT. |
| CONCRETE DRIVE | 1,301.1± SQ.FT. |
| STONE APRON | 1.1± SQ.FT. |
| STONE STEPS | 68.6± SQ.FT. |
| STONE WALK | 15.9± SQ.FT. |
| WOOD WALL | 10.4± SQ.FT. |
| WOOD WALL | 7.4± SQ.FT. |
| WOOD WALL | 8.6± SQ.FT. |
| WOOD WALL | 9.1± SQ.FT. |
| WOOD WALL | 3.9± SQ.FT. |
| WOOD WALL | 4.5± SQ.FT. |
| WOOD WALL | 2.3± SQ.FT. |
| WOOD STEPS | 165.9± SQ.FT. |
| STONE STEPS | 27.1± SQ.FT. |
| STONE PORCH | 37.9± SQ.FT. |
| BOXES | 15.5± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 3.6± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 4.2± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 3.5± SQ.FT. |
| ROCK WALL | 7.1± SQ.FT. |
| ROCK WALL | 10.9± SQ.FT. |
| WOOD WALL | 15.2± SQ.FT. |
| LANDING | 30.6± SQ.FT. |
| STONE PAD | 40.7± SQ.FT. |
| WOOD STEPS | 91.1± SQ.FT. |
| ROCK WALL | 8.2± SQ.FT. |
| WOOD DECK | 336.6± SQ.FT. |
| BAY WINDOW | 21.2± SQ.FT. |
| TOTAL IMPERVIOUS AREA | 4,480.7± SQ.FT. |
| TOTAL AREA | 18,022± SQ.FT. |
| PERCENT OF IMPERVIOUS AREA | 24.9 PERCENT |

## LEGEND

| | |
|---|---|
| A/C | AIR CONDITION |
| CB | CABLE BOX |
| TB | TELEPHONE BOX |
| GM | GAS METER |
| WM | WATER METER |
| WV | WATER VALVE |
| FH | FIRE HYDRANT |
| HW | HEADWALL |
| JB | JUNCTION BOX |
| DI | DROP INLET |
| S — S | SANITARY SEWER LINE |
| SSMH | SANITARY SEWER MANHOLE |
| CO | CLEAN OUT |

## FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL No. 13121C0144 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

## SURVEYOR'S CERTIFICATE

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

GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

10-2-24

Michael R. Noles | Georgia RLS No. 2646 | Date

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | ADD BAY WINDOW TO IMPERVIOUS CALCULATIONS | 10-8-24 |
| 2 | REVISE CREEK, BUFFER, AND PLAT IRF LOCATION | 12-5-24 |

McCLUNG SURVEYING

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
VICTORIA BROWN

460 LAUREL CHASE COURT
SANDY SPRINGS, GEORGIA

TOTAL AREA= 0.414± ACRES
OR 18,022± SQ. FT.

20' 10' 0' 20' 40'
SCALE IN FEET

LOT 9
LAUREL BROOK
(FORMERLY KNOWN AS PARAN SPRINGS)

LAND LOT 136
17TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 10-2-24
FIELD: 10-1-24 SCALE: 1"=20'

JOB#264713

PB 162
PG 132

## THIS PROPERTY SUBJECT TO THE FOLLOWING

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

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

MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.

MAGNETIC N

#460 N/F JOHN T.L. KOENIG JULIA S. KOENIG DB 53783 PG 508

LAUREL CHASE COURT (50' R/W)

A=47.61'
R=50.00'
CHD=
S36°30'36"E
45.83'

N80°46'08"E - 202.09'

NEIGHBOR'S CONC. BLOCK WALL OVER PROPERTY LINE 1.3', 1.5' AND 3.1'

30' DRAINAGE EASEMENT AND SANITARY SEWER EASEMENT

16" CMP

HEADWALL

TOP BANK @ CREEK

TOP BANK

1/2" REBAR FOUND

NEIGHBOR'S CHAIN LINK FENCE

25' STATE WATERS BUFFER

10'E

35'E

50'E

N52°31'16"W - 209.41'

S26°12'43"W - 137.10'

REBAR SET

CATCH BASIN

CAPSTONE CAPRON

NEIGHBOR'S CONC. DRIVE

1/2" REBAR FOUND AND POINT OF BEGINNING

701.88' TO N.W. R/W OF MOUNT PARAN ROAD

WOOD WALL

WOOD STEPS

ROCK WALL

LANDING

BAY WINDOW

STONE PORCH

WOOD DECK

CONCRETE DRIVE

STONE STEPS

35.1'

THREE STORY STUCCO AND STONE

SHARED WOOD WALL

WOOD WALLS

WOOD STERS

OUR WOOD STEPS OVER PROPERTY LINE 2.6'

#450 N/F THOMAS CARY GRAY MARGAUX BLACK GRAY DB 66742 PG 454-456

30' SANITARY SEWER EASEMENT AND ACCESS EASEMENT

75' IMPERVIOUS BUFFER (SEE NOTE #8)

APPROXIMATE LOCATION 100 YEAR IRF CONTOUR AS SHOWN ON RECORDED PLAT

REBAR SET

#385 N/F FEREYDOUN TASLIMI LILLI VARZI DB 59342 PG 1-4

8 9 10

### LEGEND

| | | |
|---|---|---|
| BL | | BUILDING LINE |
| PL | | PROPERTY LINE |
| R/W | | RIGHT-OF-WAY |
| ℄ | | CENTERLINE |
| BC | | BACK OF CURB |
| G | | GUTTER |
| TW | | TOP OF WALL |
| BW | | BOTTOM OF WALL |
| — X — X — | | FENCE |
| RCP | | REINFORCED CONCRETE PIPE |
| CMP | | CORRUGATED METAL PIPE |
| PP | | POWER POLE |
| LP | | LIGHT POLE |
| GW | | GUY WIRE |
| — P — P — | | POWER LINE |
| PM | | POWER METER |
| PB | E | POWER BOX |
| FO | F | FIBER OPTIC |

### LEGEND

| | | |
|---|---|---|
| A/C | A | AIR CONDITION |
| CB | D | CABLE BOX |
| TB | T | TELEPHONE BOX |
| GM | | GAS METER |
| WM | W | WATER METER |
| WV | | WATER VALVE |
| FH | | FIRE HYDRANT |
| HW | | HEADWALL |
| JB | J | JUNCTION BOX |
| DI | DI | DROP INLET |
| — S — S — | | SANITARY SEWER LINE |
| SSMH | | SANITARY SEWER MANHOLE |
| CO | | CLEAN OUT |

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1. WARRANTY DEED IN FAVOR OF VICTORIA VOGT BROWN DEED BOOK 53096 PAGE 113 FULTON COUNTY, GEORGIA RECORDS

## SURVEY NOTES

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6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

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| STONE WALK | 15.9± SQ.FT. |
| WOOD WALL | 10.4± SQ.FT. |
| WOOD WALL | 7.4± SQ.FT. |
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| WOOD WALL | 9.1± SQ.FT. |
| WOOD WALL | 3.9± SQ.FT. |
| WOOD WALL | 4.5± SQ.FT. |
| WOOD WALL | 2.3± SQ.FT. |
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| STONE STEPS | 27.1± SQ.FT. |
| STONE PORCH | 37.9± SQ.FT. |
| BORDER | 15.5± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 5.8± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 4.2± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 3.5± SQ.FT. |
| ROCK WALL | 7.1± SQ.FT. |
| ROCK WALL | 10.9± SQ.FT. |
| WOOD WALL | 15.2± SQ.FT. |
| LANDING | 35.6± SQ.FT. |
| STONE PAD | 40.7± SQ.FT. |
| WOOD STEPS | 91.1± SQ.FT. |
| ROCK WALL | 8.2± SQ.FT. |
| WOOD DECK | 338.6± SQ.FT. |
| BAY WINDOW | 21.2± SQ.FT. |
| TOTAL IMPERVIOUS AREA | 4,480.7± SQ.FT. |
| TOTAL AREA | 18,022± SQ.FT. |
| PERCENT OF IMPERVIOUS AREA | 24.9 PERCENT |

## FLOOD NOTE

THIS PROPERTY **IS** LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. COMMUNITY PANEL No. 13121C0144 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

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GEORGIA REGISTERED NO. 2646 LAND SURVEYOR MICHAEL R. NOLES

Michael R. Noles
Georgia RLS #2646
Member SAMSOG

10-2-24

Michael R. Noles | Georgia RLS No. 2646 | Date

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | ADD BAY WINDOW TO IMPERVIOUS CALCULATIONS | 10-8-24 |
| 2 | REVISE CREEK, BUFFER, AND PLAT IRF LOCATION | 12-5-24 |

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

SURVEY FOR VICTORIA BROWN

460 LAUREL CHASE COURT SANDY SPRINGS, GEORGIA

TOTAL AREA= 0.414± ACRES OR 18,022± SQ. FT.

20' 10' 0' 20' 40'
SCALE IN FEET

RV1: DP
DB: DP

LOT 9
LAUREL BROOK
(FORMERLY KNOWN AS PARAN SPRINGS)

LAND LOT 136
17TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 10-2-24
FIELD: 10-1-24 SCALE: 1"=20'

JOB#264713

PB 162
PG 132

SANDY SPRINGS
COMMUNITY DEVELOPMENT

# 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: Victoria Vost Brown | Sworn and subscribed before me this 3rd th day of January 2025 |
| Address: 460 Laurel Chase Ct. | |
| City, State, Zip Code: Atlanta GA 30327 | Notary public: Puspaa Ghimire |
| Email address: Vickie Vbrown@icloud.com | Seal: PUSPA GHIMIRE NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 02, 2027 |
| Phone number: 6078428195 | |
| Owner's signature: | Commission expires: 08-02-27 |

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

SANDY SPRINGS
COMMUNITY DEVELOPMENT

## 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: |
| Company: |
| Address: |
| City, State, Zip Code: |
| Email address: |
| Phone number: |
| Agent's signature: |
| Applicant's signature: |

| |
|---|
| Sworn and subscribed before me this<br>_____ th day of _____ 20 ___ |
| Notary public: |
| Seal:<br><br>Commission expires: |

# Proposed Deck Project at 460 Laurel Chase Court

## Dec 19, 2024

# Table of Contents


| Section | Page No. |
|---|---|
| Current Situation and Purpose of Deck Project | 3 |
| Overview of Design for Proposed New Deck | 7 |
| Analysis of Impact to Stream Buffers and Sewer Easements | 10 |
| Tree Impact Analysis and Conservation Plan | 13 |
| Proposed Measures to Enhance Erosion Control and Canopy/ Vegetation Coverage | 19 |
| Attachment 1: Property Survey and Impervious Coverage Analysis | 22 |
| Attachment 2: Details of Tree Impact Analysis | 24 |

# Current Situation and Purpose of Deck Project

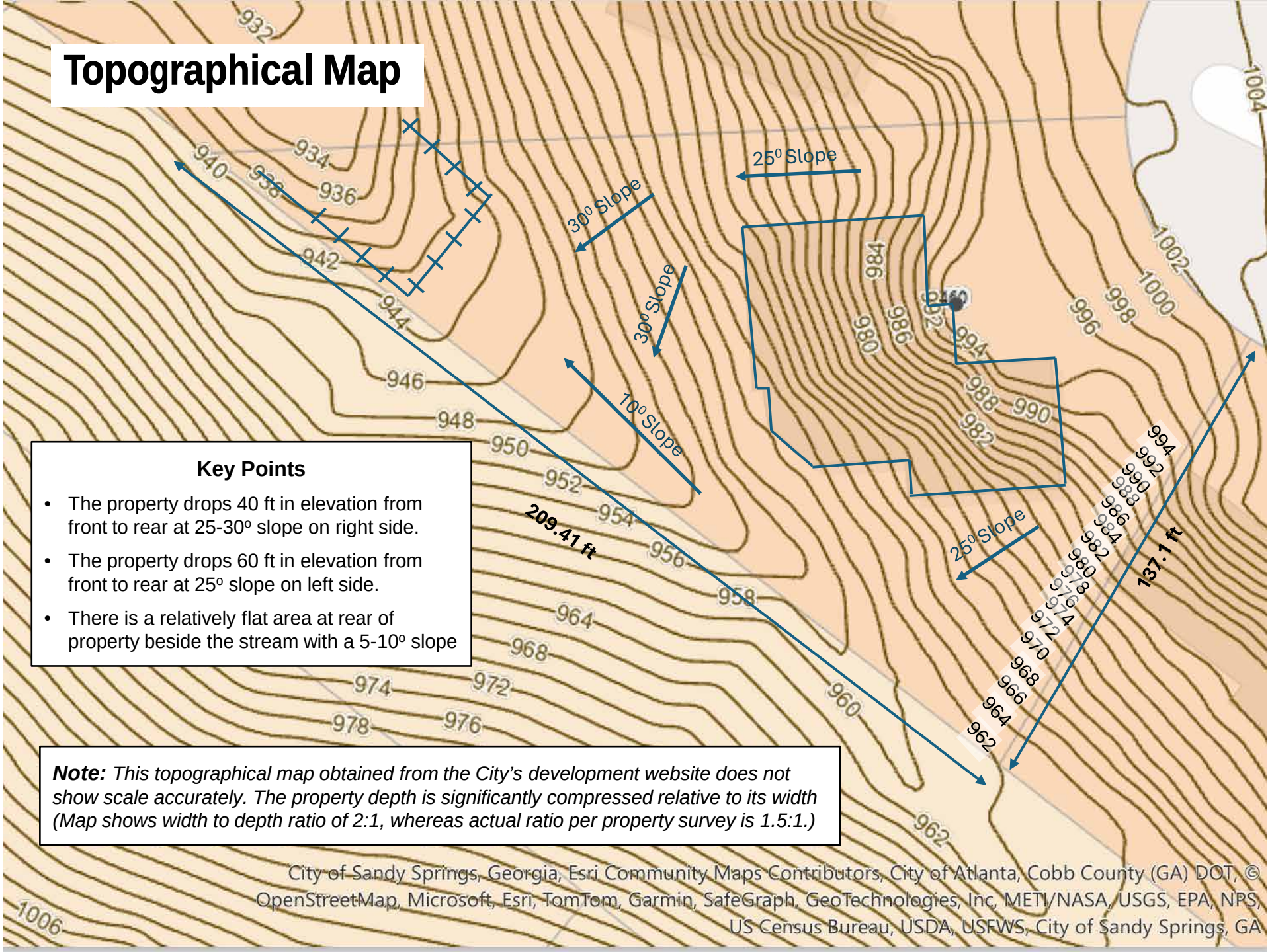
# Purpose of Deck Project

***The purpose*** of building an additional deck is to mitigate the ***substantial impairment to the property's utility and resale value caused by its current lack of access to outdoor space***, which is materially deficient for a large single-family home and the neighborhood.

**Key Points**

- The existing 340 sq. ft. deck off the living room is currently the only usable outdoor space on the property:
  - The property is sloped at an angle of 25-30 degrees from the street to the stream at the rear boundary.
  - There is, however, a flat area beside the stream that would be usable for children to play or other outdoor activity if it could be accessed in a practical way.
  - The current 100+ feet of steps down the side of the house are not practical for access to the backyard area and are not safe for young children to navigate .
- The property is very difficult to sell in its current condition, despite the house and neighborhood being of superior quality, due to the absence of usable outdoor space:
  - We listed the property for sale through 2 realtors in 2018-19 yet received no offers, despite good market conditions, significant marketing effort, open houses, and showings.
  - The primary issue given by almost all prospective buyers, was the lack of usable outdoor space.
- This represents a material impairment and thus creates a serious hardship *(COSS Dev. Code Sec, 9.2.4.B.3)*
- Construction of the additional deck as proposed would significantly mitigate this deficiency because:
  - It would double the deck area that would be accessible from two levels of the house.
  - It would provide practical and safe access from the house to the flat area beside the stream via the stairway from the new deck to the ground level, thus opening up that part of the property to family use.

# Topographical Map




**Key Points**

- The property drops 40 ft in elevation from front to rear at 25-30º slope on right side.
- The property drops 60 ft in elevation from front to rear at 25º slope on left side.
- There is a relatively flat area at rear of property beside the stream with a 5-10º slope

***Note:*** *This topographical map obtained from the City's development website does not show scale accurately. The property depth is significantly compressed relative to its width (Map shows width to depth ratio of 2:1, whereas actual ratio per property survey is 1.5:1.)*

City of Sandy Springs, Georgia, Esri Community Maps Contributors, City of Atlanta, Cobb County (GA) DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, City of Sandy Springs, GA

# Photos of Rear of Property

New Deck would be built directly below the existing deck at about this level.



Left side of property looking up to the street level.



Right side of property looking up to the street level, with existing steps.

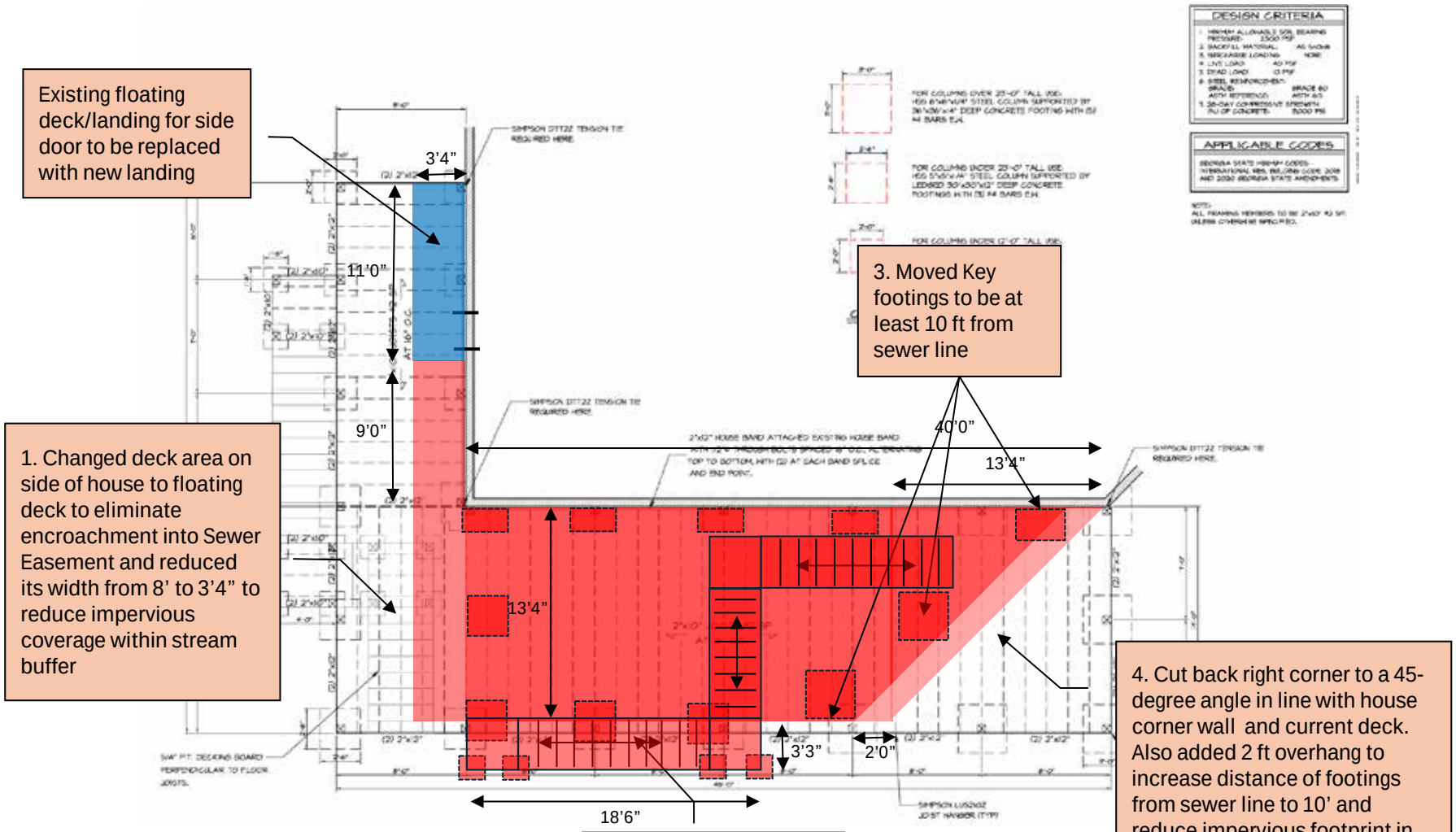




The flat area of the property beside the stream that we want to make accessible.

# Overview of Revised Design for Proposed New Deck

# Revised Deck Design vs Original Design




Revised Design is overlayed on original design

# Steps Down Slope to Stream Level

We would also like to build a set of in-ground steps or pathway on the slope from the deck ground level down to the stream level made of pervious or minimally intrusive materials (e.g. wood-frame and gravel), along the lines of the illustrations below. These steps are key to providing usable access to the level area beside the stream.

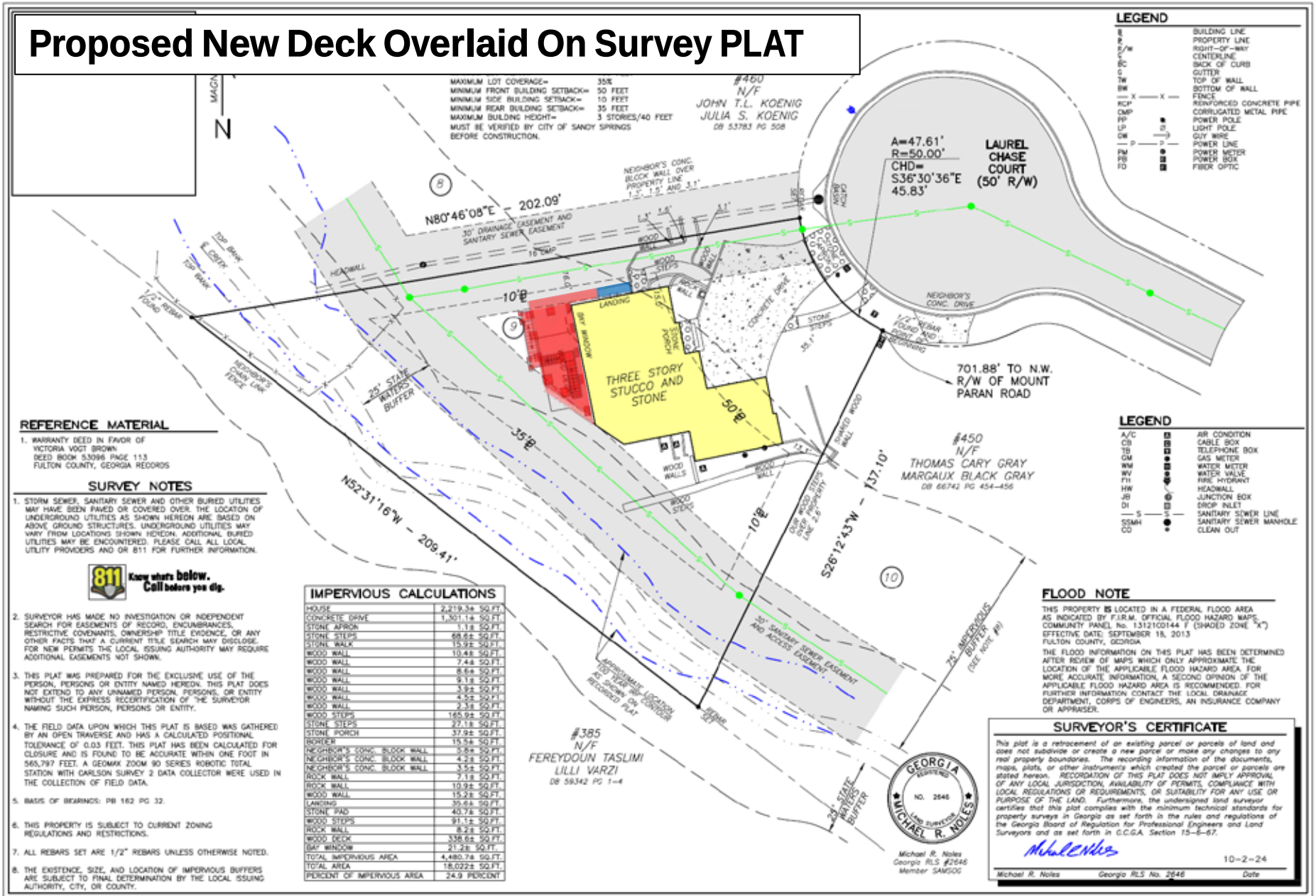
*These steps would be no more than 3-4 feet in width and run for a distance of between 15-20 feet, depending on their placement, which in turn will depend on the position of the stairs from deck to ground level.*

*They would be easily removable to avoid issues with the Sanitary Sewer Easement.*



# Analysis of Impact to Stream Buffers and Sewer Easements

# Proposed New Deck Overlaid On Survey PLAT




## LEGEND

| | |
|---|---|
| B | BUILDING LINE |
| P | PROPERTY LINE |
| R/W | RIGHT-OF-WAY |
| C | CENTERLINE |
| BC | BACK OF CURB |
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| LANDING | 30.6± SQ.FT. |
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Michael R. Noles — 10-2-24

Michael R. Noles | Georgia RLS No. 2646 | Date

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | ADD BAY WINDOW TO IMPERVIOUS CALCULATIONS | 10-8-24 |
| 2 | REVISE CREEK, BUFFER, AND PLAT IRF LOCATION | 12-5-24 |

McCLUNG SURVEYING

McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR VICTORIA BROWN

460 LAUREL CHASE COURT
SANDY SPRINGS, GEORGIA

TOTAL AREA= 0.414± ACRES
OR 18,022± SQ. FT.

20' 10' 0' 20' 40'
SCALE IN FEET

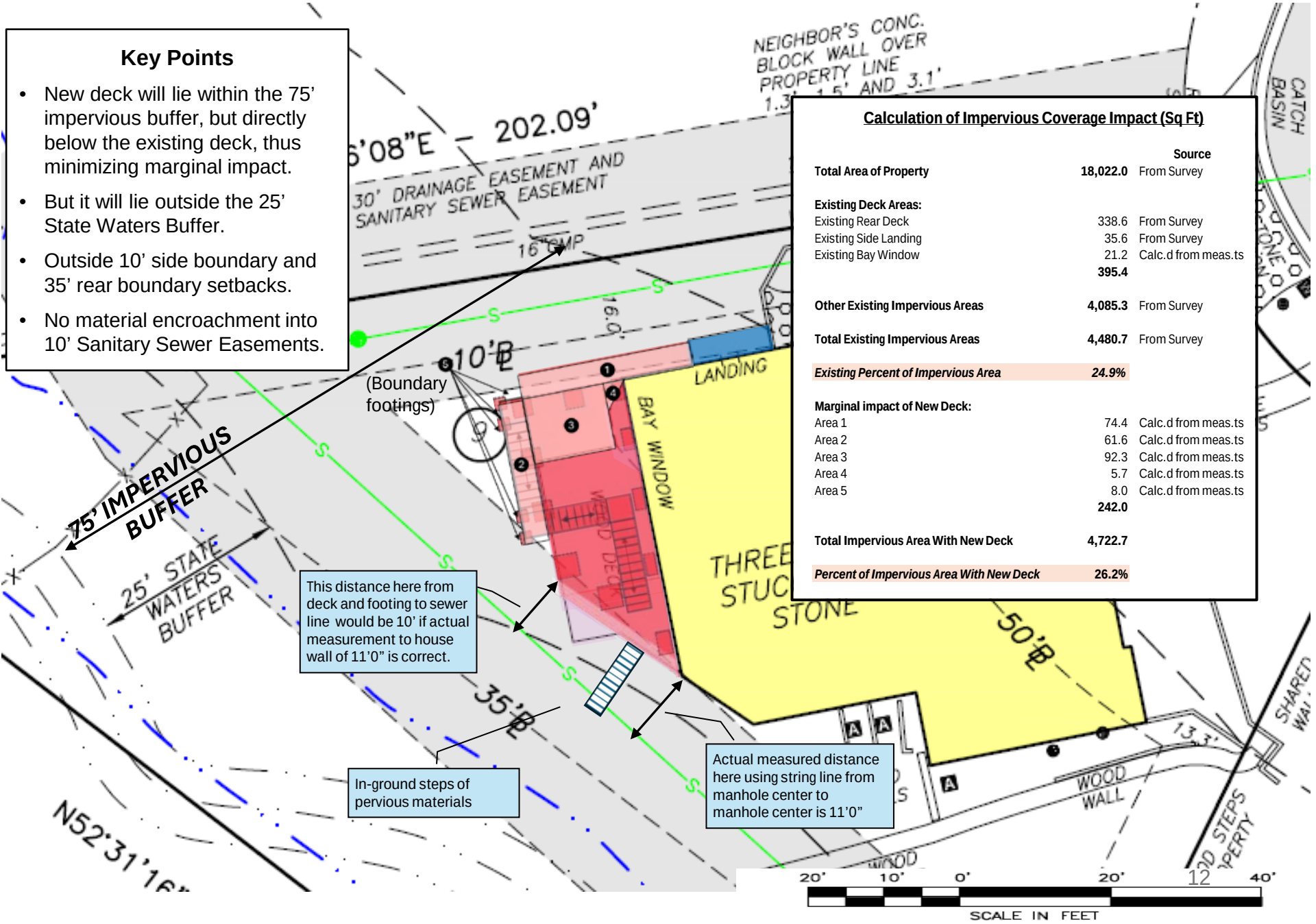
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LAUREL BROOK
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LAND LOT 136
17TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 10-2-24
FIELD: 10-1-24 SCALE: 1"=20'

JOB#264713

PB 162
PG 132

# Proposed New Deck vs Stream Buffers and SSE

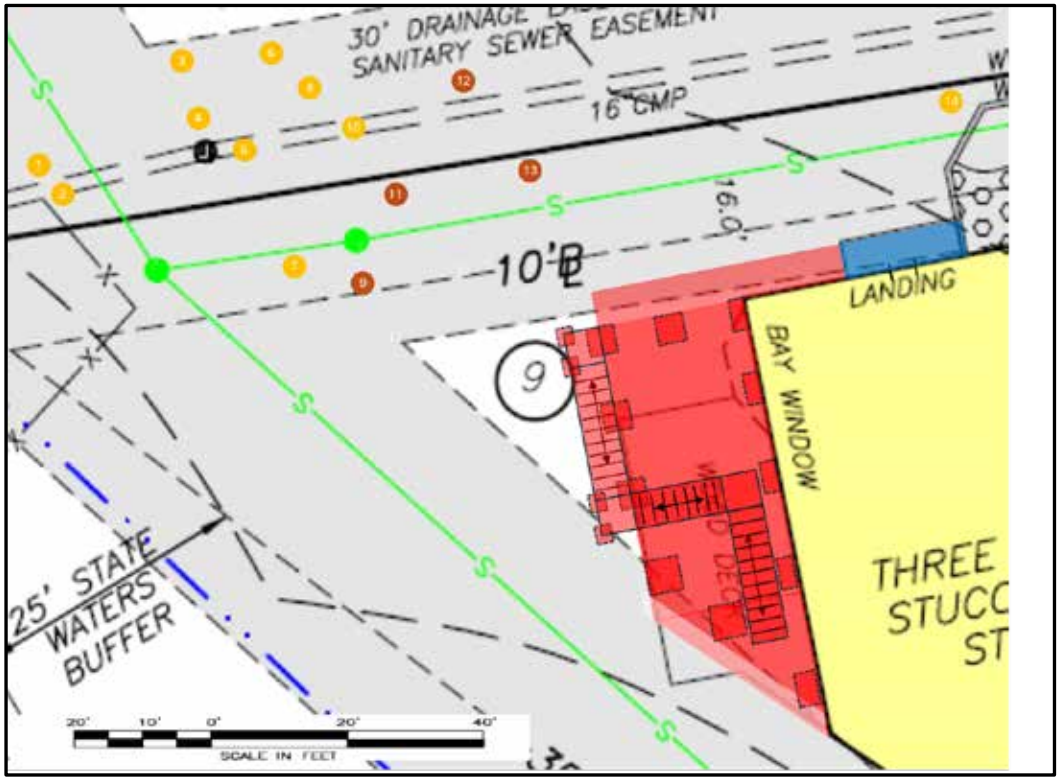


# Tree Impact Analysis and Conservation Plan

# Tree Impact Analysis Summary

## Impact Analysis

- There is a cluster of 14 trees along the property line with DBH 10 ins. or greater that are within the vicinity of the proposed deck.
- Their positions are shown by the numbered circles in the diagram opposite:
  - 10 of these trees are not impacted by the project as it is outside their CRZs (shown by the amber circles) *
  - 4 of these trees are impacted by the project as it lies within their CRZ (shown by the auburn circles) *
- For all 4 trees the impact is minor (less than 7% of the CRZ) and thus none will be compromised or threatened.
- There are also several trees on the far side of the streambed, but they are all more than 50 feet from the project and thus will not be impacted.




## Conclusions:

- There will be no reduction to the canopy coverage from existing trees, as none will be removed or threatened.
- The Standard Conservation Plan will be followed to prevent this.
- Proposed plantings on property will increase canopy and vegetation coverage.

** See table in next slide showing Radius of CRZ vs Distance to Nearest Footing and calculations*

***Note:*** *All tree impact and canopy analysis conducted by property owner.*

# Analysis of Impact for Each Tree

## Key Facts About Trees Within Vicinity of Deck Project

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Estimated Canopy Area (Per Section M of Code) (Sq Ft) | Distance to Nearest Footing (Ft) | CRZ Radius (DBH*1.25) (Ft) | Is Distance to Project Within CRZ? |
|---|---|---|---|---|---|---|---|---|
| 1 | Tulip Poplar | Boundary | 2.9 | Good/Low Risk | 1000 x 1/4 | 48.0 | 3.6 | No |
| 2 | Tulip Poplar | Boundary/ Protected | 19.1 | Good/Low Risk | 1000 x 1/3 | 46.1 | 23.9 | No |
| 3 | Tulip Poplar | Boundary | 17.5 | Good/Low Risk | 1000 x 1/4 | 42.7 | 21.9 | No |
| 4 | Tulip Poplar | Boundary | 3.5 | Good/Low Risk | 1000 x 1/3 | 38.0 | 4.4 | No |
| 5 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/3 | 33.5 | 12.3 | No |
| 6 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/4 | 37.1 | 12.3 | No |
| 7 | Tulip Poplar | Protected/Setback | 9.6 | Good/Low Risk | 1000 x 2/3 | 25.2 | 11.9 | No |
| 8 | Sycamore | Boundary/ Protected | 21.0 | Good/Low Risk | 1000 x 1/3 | 31.6 | 26.3 | No |
| 9 | Sycamore | Protected/Setback | 22.3 | Good/Low Risk | 1000 x 3/4 | 18.3 | 27.9 | Yes |
| 10 | Tulip Poplar | Boundary/ Protected | 16.2 | Good/Low Risk | 1000 x 1/3 | 27.1 | 20.3 | No |
| 11 | Tulip Poplar | Protected/Setback | 19.1 | Good/Low Risk | 1000 x 1/2 | 20.6 | 23.9 | Yes |
| 12 | Sycamore | Boundary/ Protected | 23.9 | Good/Low Risk | 1000 x 1/3 | 24.2 | 29.9 | Yes |
| 13 | Tulip Poplar | Landmark/Setback | 28.0 | Good/Low Risk | 1000 x 1/2 | 15.7 | 35.0 | Yes |
| 14 | Cherry | Setback | 12.7 | Good/Low Risk | 500 x 2/3 | 26.1 | 15.9 | No |

4 of the trees are impacted by the project as it lies within their CRZ.

## Calculation of Impact on Critical Root Zones

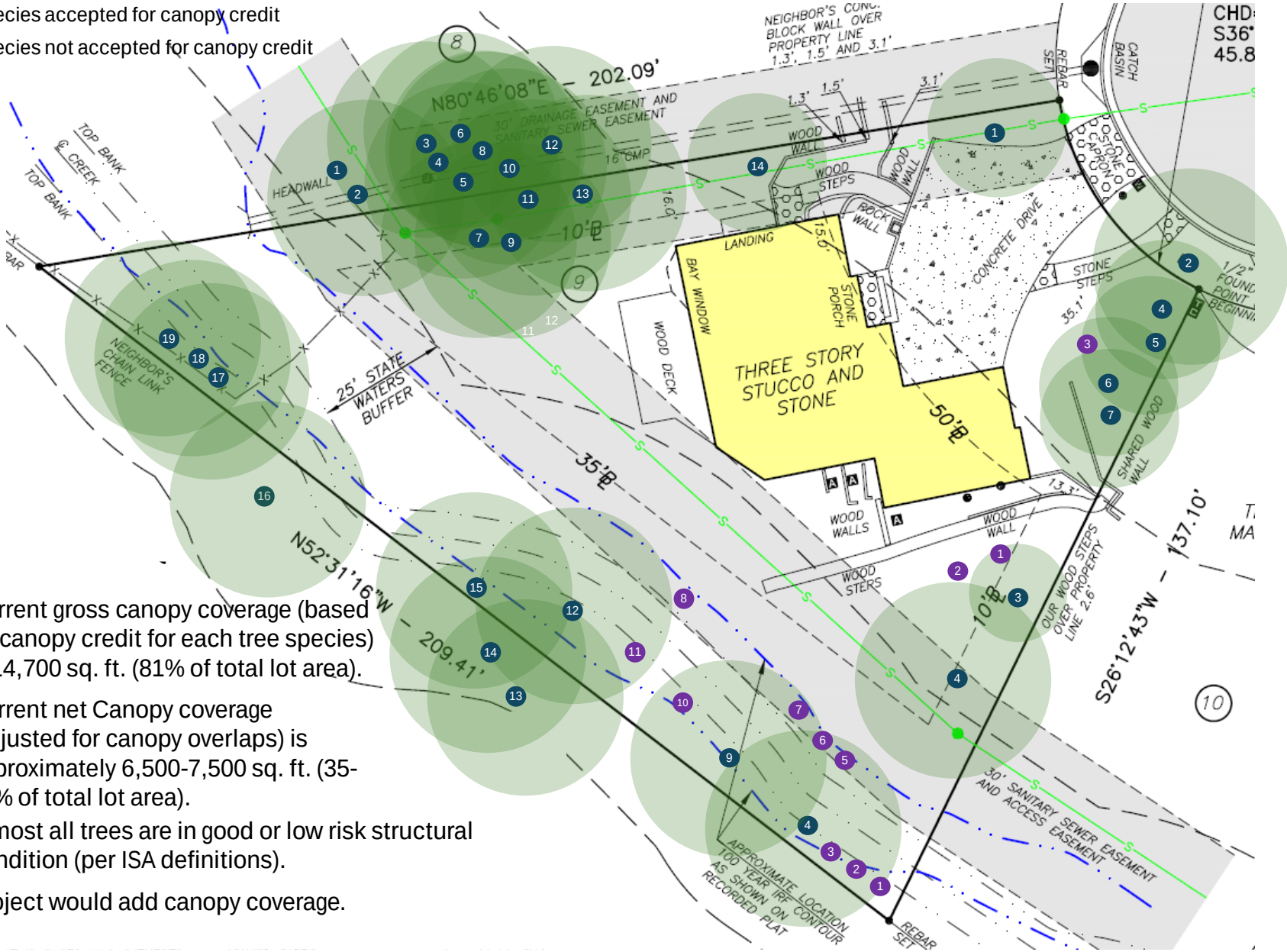
| Tree Number | CRZ Total Area (p*Radius2) (Sq Ft) | CRZ Circumference (2p*Radius) (Ft) | Area of Affected Zone A (Sq Ft) | Area of Affected Zone B (Sq Ft) | Area of Affected Zone C (Sq Ft) | Total Area of CRZ Affected (Sq Ft) | Percentage of Critical Root Zone Impacted by Deck |
|---|---|---|---|---|---|---|---|
| 1 | 40.3 | 22.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 2 | 1791.4 | 150.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 3 | 1505.3 | 137.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 4 | 60.2 | 27.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 5 | 478.2 | 77.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 6 | 478.2 | 77.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 7 | 447.9 | 75.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 8 | 2167.6 | 165.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 9 | 2438.3 | 175.0 | 79.0 | 0.0 | 0.0 | 79.0 | 3.24% |
| 10 | 1294.3 | 127.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |
| 11 | 1791.4 | 150.0 | 36.2 | 0.0 | 0.0 | 36.2 | 2.02% |
| 12 | 2799.1 | 187.5 | 34.2 | 0.0 | 0.0 | 34.2 | 1.22% |
| 13 | 3478.2 | 220.0 | 168.2 | 59.4 | 2.0 | 229.7 | 6.60% |
| 14 | 796.2 | 100.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.00% |

For all 4 trees the impact is minor (less than 7 percent of the CRZ) and thus none will be compromised or threatened.

***Note:*** *All classifications and calculations conform to the definitions and standards prescribed in SSDC Div 3.*

# Tree Canopy Coverage

- Species accepted for canopy credit
- Species not accepted for canopy credit




- Current gross canopy coverage (based on canopy credit for each tree species) is 14,700 sq. ft. (81% of total lot area).
- Current net Canopy coverage (adjusted for canopy overlaps) is approximately 6,500-7,500 sq. ft. (35-40% of total lot area).
- Almost all trees are in good or low risk structural condition (per ISA definitions).
- Project would add canopy coverage.

# Tree Canopy Coverage Details

## Front

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Cherry Blossom | Setback | 17.2 | Good/Low Risk | 500 x2/3 |
| 2 | Maple | Protected/Setback | 20.4 | Good/Low Risk | 1000 x 1/2 |
| 3 | Crape Myrtle | Setback | 12.0 | Good/Low Risk | Not Applicable |
| 4 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |
| 5 | Leyland Cypress | Setback | 11.5 | Poor/High Risk | 500 x2/3 |
| 6 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |
| 7 | Leyland Cypress | Setback | 14.0 | Good/Low Risk | 500 x2/3 |

## Right Side

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Japanese Maple | Other | 2.0 | Good/Low Risk | Not Applicable |
| 2 | Japanese Maple | Other | 2.0 | Good/Low Risk | Not Applicable |
| 3 | Red Bud | Setback | 5.1 | Good/Low Risk | 250 x 3/4 |
| 4 | Tulip Poplar | Setback | 3.2 | Good/Low Risk | 1000 x 3/4 |

## Left Side

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Tulip Poplar | Boundary | 2.9 | Good/Low Risk | 1000 x 1/4 |
| 2 | Tulip Poplar | Boundary/ Protected | 19.1 | Good/Low Risk | 1000 x 1/3 |
| 3 | Tulip Poplar | Boundary | 17.5 | Good/Low Risk | 1000 x 1/4 |
| 4 | Tulip Poplar | Boundary | 3.5 | Good/Low Risk | 1000 x 1/3 |
| 5 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/3 |
| 6 | Tulip Poplar | Boundary | 9.9 | Good/Low Risk | 1000 x 1/4 |
| 7 | Tulip Poplar | Protected/Setback | 9.6 | Good/Low Risk | 1000 x 2/3 |
| 8 | Sycamore | Boundary/ Protected | 21.0 | Good/Low Risk | 1000 x 1/3 |
| 9 | Sycamore | Protected/Setback | 22.3 | Good/Low Risk | 1000 x 3/4 |
| 10 | Tulip Poplar | Boundary/ Protected | 16.2 | Good/Low Risk | 1000 x 1/3 |
| 11 | Tulip Poplar | Protected/Setback | 19.1 | Good/Low Risk | 1000 x 1/2 |
| 12 | Sycamore | Boundary/ Protected | 23.9 | Good/Low Risk | 1000 x 1/3 |
| 13 | Tulip Poplar | Landmark/Setback | 28.0 | Good/Low Risk | 1000 x 1/2 |
| 14 | Cherry | Setback | 12.7 | Good/Low Risk | 500 x 2/3 |

## Rear

| Tree Number | Species | Tree Classification Per Code | Trunk Diameter (DBH) (ins) | Structural Condition | Credited Canopy Area (Per Section M of Code) (Sq Ft) |
|---|---|---|---|---|---|
| 1 | Ash/Box Elder | Setback | 8.3 | Good/Low Risk | Not Applicable |
| 2 | Ash/Box Elder | Setback | 6.4 | Good/Low Risk | Not Applicable |
| 3 | Ash/Box Elder | Setback | 6.4 | Good/Low Risk | Not Applicable |
| 4 | Tulip Poplar | Landmark/Setback | 49.7 | Good/Low Risk | 1000 x1/2 |
| 5 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 6 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 7 | Ash | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 8 | Box Elder | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 9 | Maple | Setback | 7.6 | Good/Low Risk | 1000 |
| 10 | Ash/Box Elder | Setback | 7.6 | Good/Low Risk | Not Applicable |
| 11 | Ash/Box Elder | Setback | 9.6 | Good/Low Risk | Not Applicable |
| 12 | Tulip Poplar | Setback | 8.3 | Good/Low Risk | 1000 |
| 13 | Beech | Protected/Setback | 19.1 | Good/Low Risk | 1000 x 1/3 |
| 14 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 1/3 |
| 15 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 3/4 |
| 16 | Beech | Boundary | 9.6 | Good/Low Risk | 1000 x 1/3 |
| 17 | Tulip Poplar | Setback | 16.2 | Good/Low Risk | 1000 x1/2 |
| 18 | Tulip Poplar | Setback | 9.2 | Good/Low Risk | 1000 x1/2 |
| 19 | Tulip Poplar | Setback | 5.1 | Good/Low Risk | 1000 x1/2 |

***Note:*** *All classifications and calculations conform to the definitions and standards prescribed in SSDC Div 3.*

# Proposed Tree Conservation Plan

**The following Tree Conservation Plan will be implemented, consistent with the standard Erosion and Sedimentation Control and Tree Conservation Agreement**

1. Protect areas of existing trees/tree save areas on this lot other than those proposed for removal on the permitted site plan, so that a minimum of 35% Canopy Cover is left after construction is completed.
2. Install tree fence with tree save signage before clearing and grading for home construction commences. All tree fences shall remain and be maintained until the construction is 100% completed.
    A. Otherwise comply with all applicable COSS DC Section 9.3:Tree Conservation requirements, including those of the Tree Conservation Ordinance and Administrative Standards and Best Management Practices. Protected Tree: Any tree 18” in diameter or 56” in circumference, or greater, at 4 ½ feet above the ground except for Dogwood and Redbud.
    B. Landmark Tree; Hardwood Trees: 27” in diameter or 85” in circumference, or greater, at 4 ½ feet above the ground .Conifers – 30” in diameter or 94” in circumference at 4 ½ above the ground. Dogwood and Redbud – 10” in diameter or 31” in circumference, or greater, at 4 ½ feet above the ground.
    C. Boundary Tree: Any tree 10” in diameter or 31” in circumference, or greater, at 4 ½ feet above the ground on a neighboring property whose critical root zone or canopy extends into the permitted property.
    D. Setback Tree: Any tree 18” in diameter or 56” in circumference or greater, at 4 ½ feet above the ground located in the minimum required yards/setback of any property.

# Proposed Measures to Enhance Erosion Control and Canopy/ Vegetation Coverage

# Mitigation Measures to Enhance Erosion Prevention and Vegetation in Buffer

## Current Erosion Issues

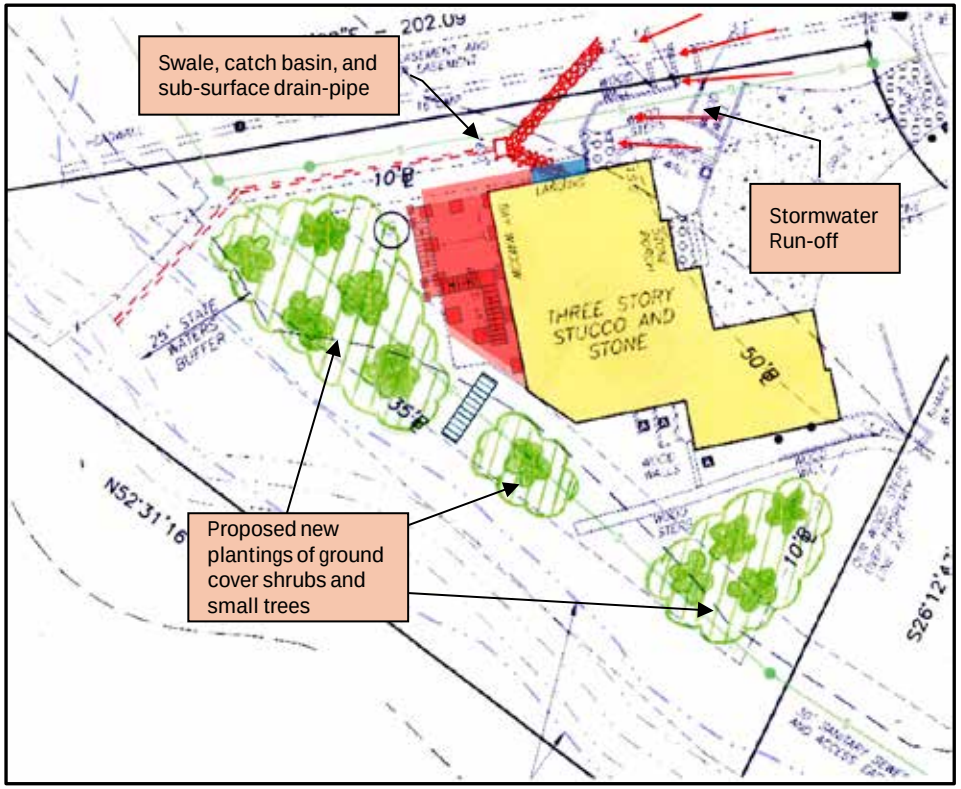
There are signs of limited erosion of the slope on the left side of the house (viewed from the rear), due to stormwater and sediment run-off into the stream over the 30 years since construction. While all street stormwater is channeled through the street-level catch basin and drain through the neighboring property, in heavy rainstorms some run-off comes down the steps and retaining walls by the house, which is probably the cause of the erosion.

## Proposed Enhancements to Erosion Control and Canopy/Vegetation Coverage

In conjunction with the deck project, we propose to implement the following (see diagram):

1. Installation of a pervious swale, catch basin, and 4 in. sub-surface drain-pipe to capture and channel the run-off to the stream.
2. Planting ground cover shrubs and small trees along the slope behind the new deck and on the right side of the property, increasing canopy cover by up to 2500 sq ft.
3. Restoration of soil in selected eroded areas and placement of grass sod and seeding on areas of the slope not covered by the plantings.
4. The ground within the buffer zone would be restored to its natural state after installation of the drain-pipe.

*These measures should **mitigate the buffer intrusion** from the new deck, by enhancing the slope's stability, arresting the erosion and sediment run-off into the stream, and by increasing canopy and vegetation coverage within the buffer zone.*




*We are open to any alternative/additional suggested mitigation measures and to direction about approved tree/shrub species within the buffer.*

# Erosion Control Plan During Construction

**The following Erosion Plan would be implemented during construction, consistent with the standard Erosion and Sedimentation Control and Tree Conservation Agreement and the provisions of COSS DC Article 9.**

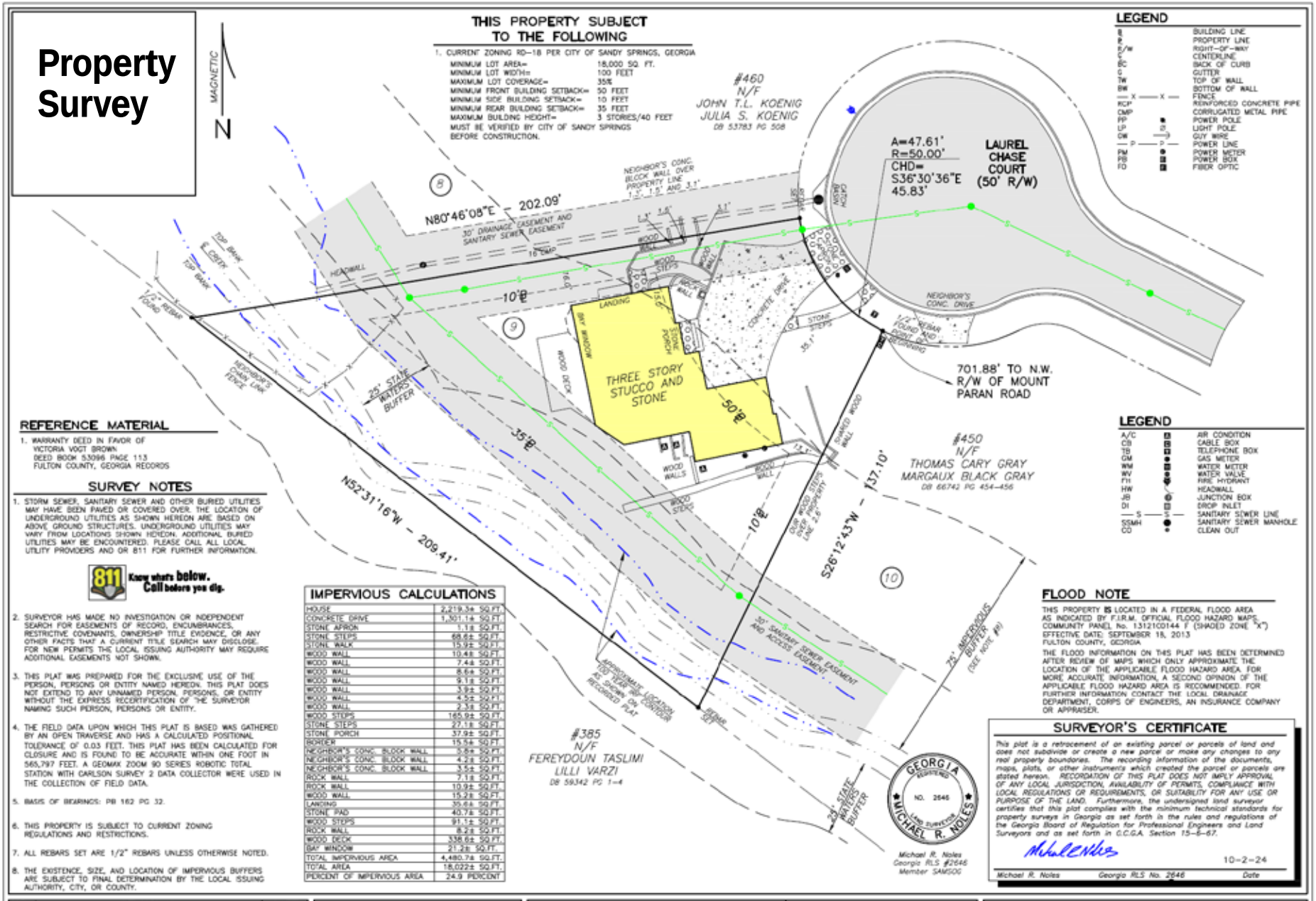
1. Control soil erosion on said property.
2. Control the movement of sediment by means of properly construct and maintain BMP's, including, but not limited to silt fence, (hay bales, etc.) in those areas where water exits the property.
3. Keep mud off of adjoining streets by construction and maintenance of a construction exit and removal of mud from the street when necessary.
4. Otherwise comply with all applicable erosion and sedimentation requirements, including those of the City of Sandy Springs.
5. Before construction activities begin arrange a preconstruction meeting at *https://build.sandyspringsga.gov.*

We anticipate that the key erosion and sedimentation control measures for this project would be:

1. Placement of a silt fence and hay bales at the bottom or along the entirety of the slope below the construction area to prevent any sediment flow into stream.
2. Cover any loose soil excavated for the deck foundations with mesh or straw erosion control blankets, until it is either removed from the site or is used and stabilized as part of the restoration measures after completion of the deck.

# Attachment 1:
# Property Survey and Impervious Coverage Analysis

# Property Survey




## REFERENCE MATERIAL

1. WARRANTY DEED IN FAVOR OF VICTORIA VOGT BROWN
DEED BOOK 53096 PAGE 113
FULTON COUNTY, GEORGIA RECORDS

## SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR 811 FOR FURTHER INFORMATION.

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

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 565,797 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BASIS OF BEARINGS: PB 162 PG 32.

6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

## IMPERVIOUS CALCULATIONS

| | |
|---|---|
| HOUSE | 2,219.3± SQ.FT. |
| CONCRETE DRIVE | 1,301.1± SQ.FT. |
| STONE APRON | 1.1± SQ.FT. |
| STONE STEPS | 68.6± SQ.FT. |
| STONE WALK | 15.9± SQ.FT. |
| WOOD WALL | 10.4± SQ.FT. |
| WOOD WALL | 7.4± SQ.FT. |
| WOOD WALL | 8.6± SQ.FT. |
| WOOD WALL | 9.1± SQ.FT. |
| WOOD WALL | 3.9± SQ.FT. |
| WOOD WALL | 4.5± SQ.FT. |
| WOOD WALL | 2.3± SQ.FT. |
| WOOD STEPS | 165.9± SQ.FT. |
| STONE STEPS | 27.1± SQ.FT. |
| STONE PORCH | 37.9± SQ.FT. |
| BOWER | 15.5± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 3.6± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 4.2± SQ.FT. |
| NEIGHBOR'S CONC. BLOCK WALL | 3.5± SQ.FT. |
| ROCK WALL | 7.1± SQ.FT. |
| ROCK WALL | 10.9± SQ.FT. |
| WOOD WALL | 15.2± SQ.FT. |
| LANDING | 30.6± SQ.FT. |
| STONE PAD | 40.7± SQ.FT. |
| WOOD STEPS | 91.1± SQ.FT. |
| ROCK WALL | 8.2± SQ.FT. |
| WOOD DECK | 336.6± SQ.FT. |
| BAY WINDOW | 21.2± SQ.FT. |
| TOTAL IMPERVIOUS AREA | 4,480.7± SQ.FT. |
| TOTAL AREA | 18,022± SQ.FT. |
| PERCENT OF IMPERVIOUS AREA | 24.9 PERCENT |

## FLOOD NOTE

THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL No. 13121C0144 F (SHADED ZONE "X") EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. FOR MORE ACCURATE INFORMATION, A SECOND OPINION OF THE APPLICABLE FLOOD HAZARD AREA IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AN INSURANCE COMPANY OR APPRAISER.

## SURVEYOR'S CERTIFICATE

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

Michael R. Noles — 10-2-24

Michael R. Noles | Georgia RLS No. 2646 | Date

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | ADD BAY WINDOW TO IMPERVIOUS CALCULATIONS | 10-8-24 |
| 2 | REVISE CREEK, BUFFER, AND PLAT IRF LOCATION | 12-5-24 |


McCLUNG SURVEYING
McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3363
www.mcclungsurveying.com Certificate of Authorization #LSF000752


SURVEY FOR VICTORIA BROWN

460 LAUREL CHASE COURT
SANDY SPRINGS, GEORGIA

TOTAL AREA= 0.414± ACRES
OR 18,022± SQ. FT.

20' 10' 0' 20' 40'
SCALE IN FEET

LOT 9
LAUREL BROOK
(FORMERLY KNOWN AS PARAN SPRINGS)

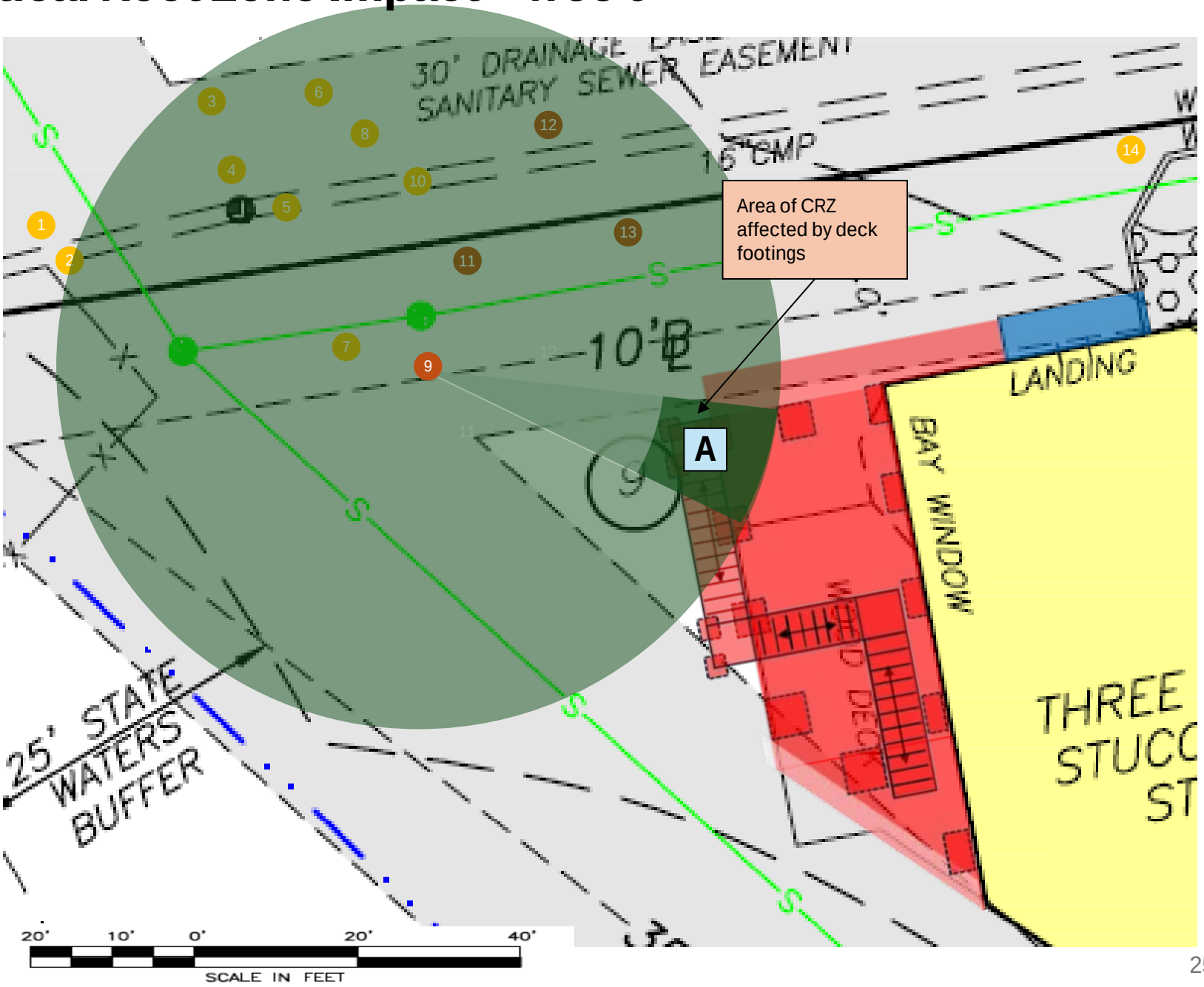
LAND LOT 136
17TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 10-2-24
FIELD: 10-1-24 SCALE: 1"=20'

PB 162
PG 132

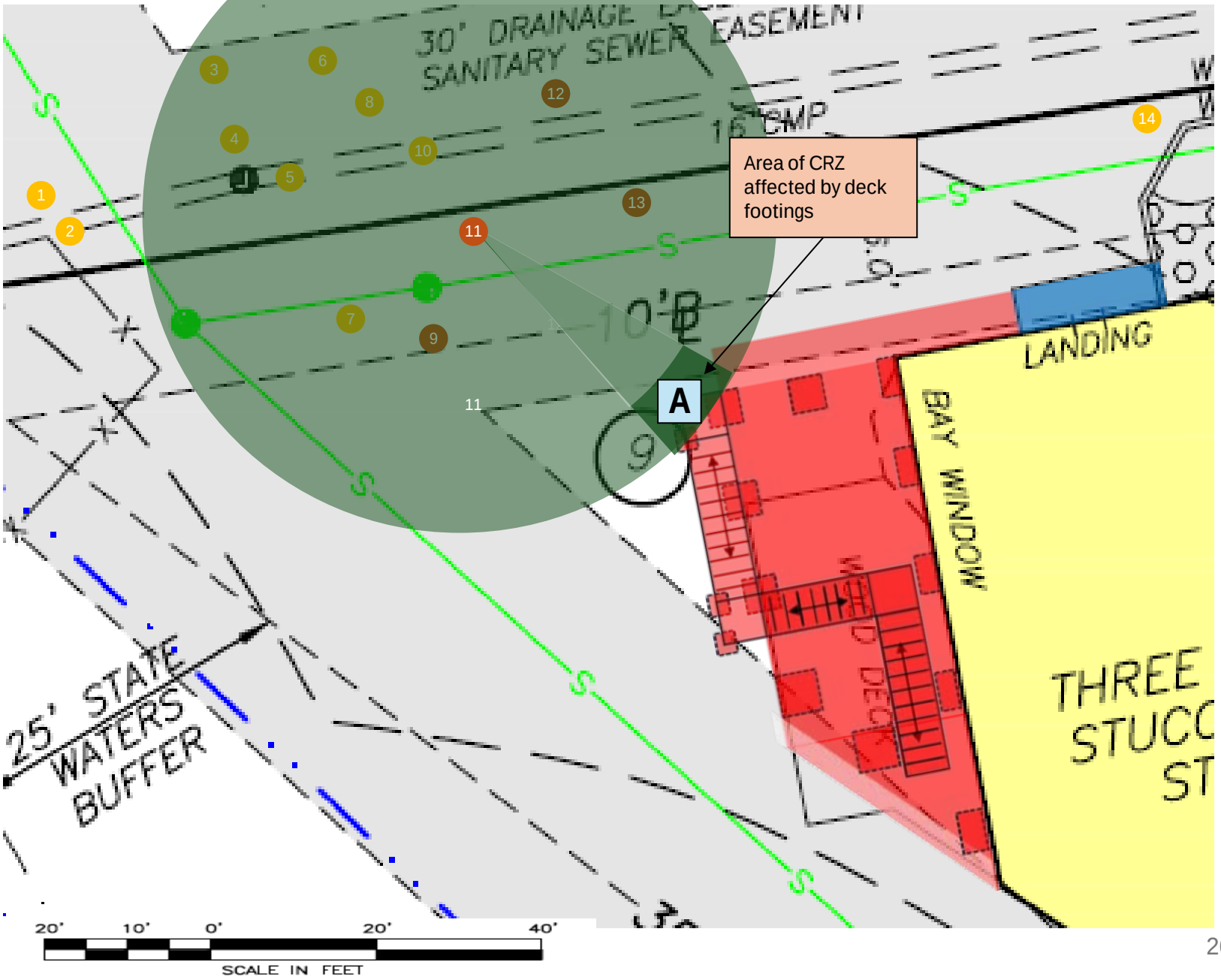
JOB#264713

# Attachment 2:
# Details of Tree Impact Analysis

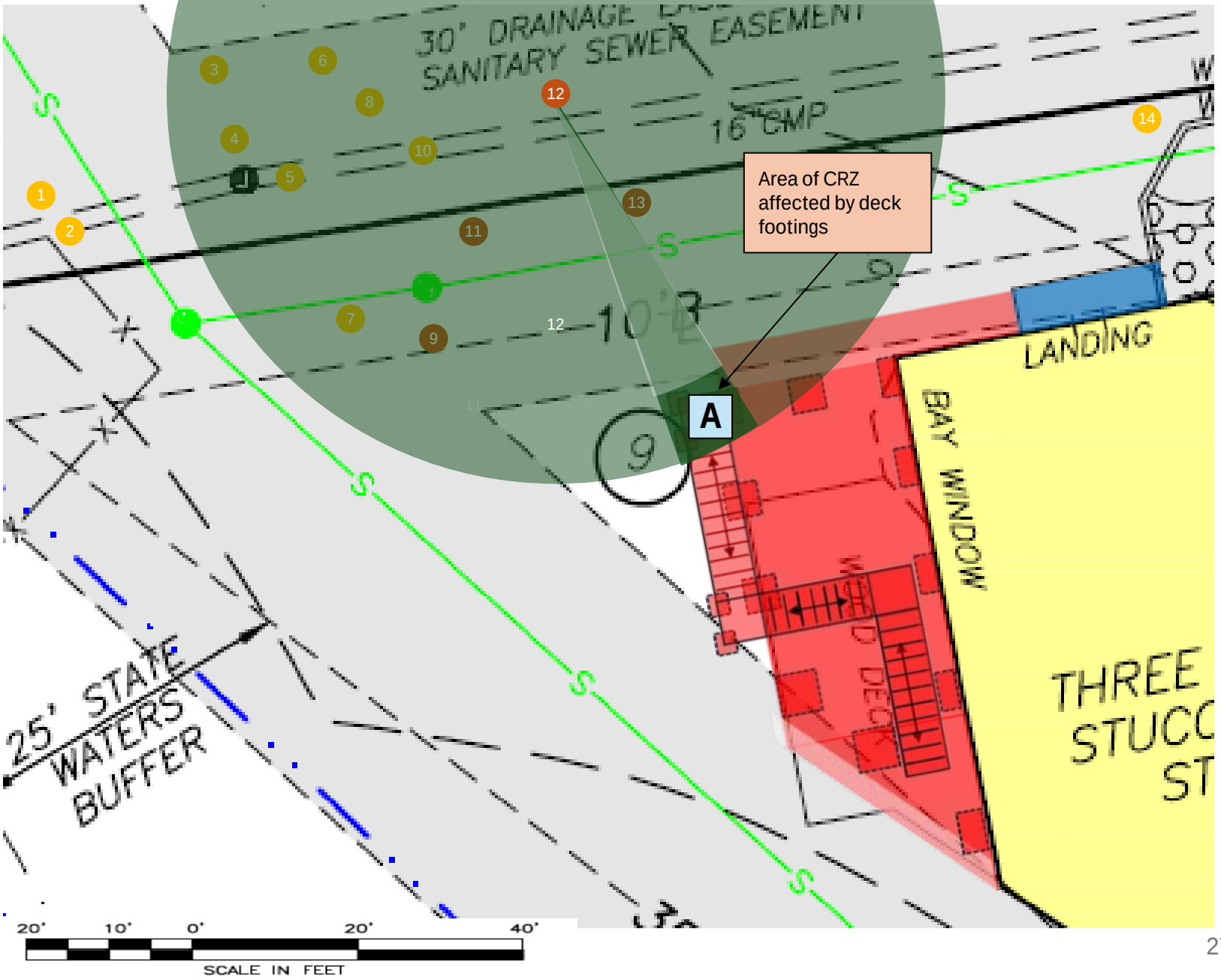
# Critical Root Zone Impact - *Tree 9*



# Critical Root Zone Impact - *Tree 11*



# Critical Root Zone Impact - *Tree 12*



# Critical Root Zone Impact - *Tree 13*

