



SANDY SPRINGS

GEORGIA

BOARD OF APPEALS

Sherri Allen, Chair

Justin Sparano, Vice Chair

Jason Bodwell

Fred Jewell

Nathan Kongthum

Bill Thackston

Susan Maziar

Wednesday, April 2, 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. April 2, 2025 Board of Appeals Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

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

V. Cases

- A. **2025-0004 V-24-36 - 265 Skyridge Drive** - Request for a Variance from Sec. 7.8.24. to allow for a detached garage to be located within the 40-foot side street setback and exceed the height and size requirement.
(Presented by LaQuita Williams, Planner II)
- B. **2025-0005 V-25-2 - 350 Riverhill Drive** - Request for a Variance from Sec. 7.8.24. to allow for a detached garage to be located within the 10-foot side setback.
Withdrawn
(Presented by LaQuita Williams, Planner II)

VI. Ongoing Business

VII. New 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 of Sandy Springs, Georgia 30328 | 770-730-5600 | SandySpringsGA.gov



SANDY SPRINGS

GEORGIA

VIII. Adjournment

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

The City will make reasonable accommodations for those persons.

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



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT Board of Appeals Meeting, April 2, 2025

Case: **V-24-36 – 265 Skyridge Drive**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: March 27, 2025

REQUEST

Request for a variance from Section 7.8.24. to allow for a detached garage to be located within the 40-foot side street setback and to exceed the height and size requirement.

APPLICANT

Property Owners:	Petitioner:	Representative:
Gina and Michael Ogburn	Gina and Michael Ogburn	Gina and Michael Ogburn

RECOMMENDATIONS

Department of Community Development

Staff recommends **Approval with Conditions** of **Variance V-24-36**

MATERIALS SUBMITTED AND REVIEWED

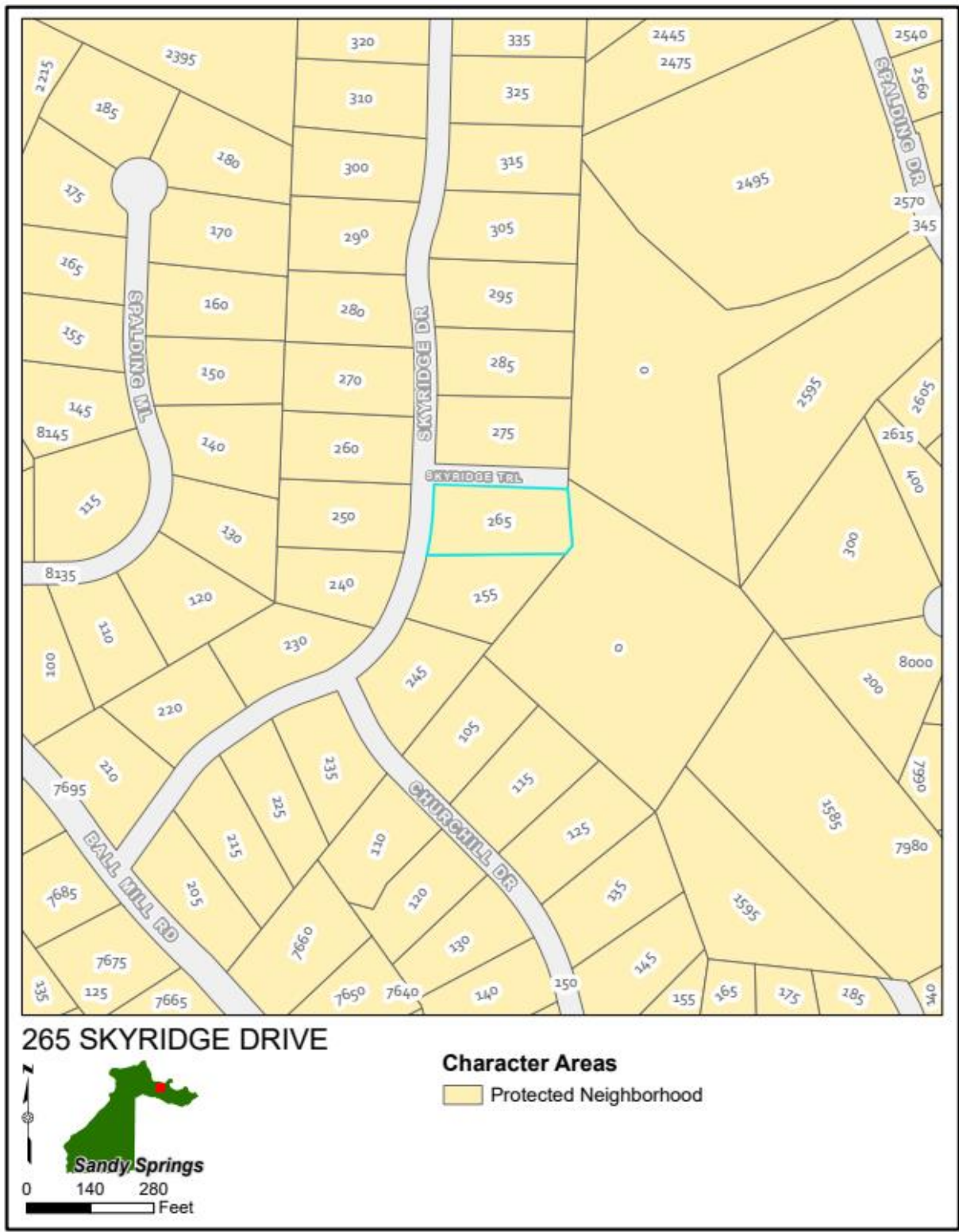
Materials and Plans

1. “*Application*” received on November 26, 2024
2. “*GARAGE ADDITION 9-15-24*” received November 4, 2024. Prepared for Michael Ogburn and Gina Ogburn
3. “*265 Survey with Septic Drain Field*” received February 10, 2025. Prepared for Michael Ogburn and Gina Ogburn and stamped by Michael R. Noles

PROPERTY INFORMATION	
Location:	265 Skyridge Drive (06 0352 LL0226)
Council District:	Council District 1 – John Paulson
Neighborhood:	Skyridge
Road frontage:	Approximately 159 feet along Skyridge Drive Approximately 294 feet along Skyridge Trail
Lot Depth	304 feet and greater
Acreage:	Approximately 0.95 acres
Current Zoning	RE-2 (Residential Estate – 2-acre minimum lot size)
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	RE-2/Residential Estate	275 Skyridge Drive	1.00 Acre
Northeast	RE-1/Residential Estate	0 Spalding Drive	5.55 Acres
East	RE-1/Residential Estate	0 Spalding Drive Rear	5.80 Acres
South	RE-2/Residential Estate	255 Skyridge Drive	1.06 Acres
Southwest	RE-2/Residential Estate	240 Skyridge Drive	1.10 Acres
West	RE-2/Residential Estate	250 Skyridge Drive	1.01 Acres
Northwest	RE-2/Residential Estate	260 Skyridge Drive	1.02 Acres
PROPOSED DEVELOPMENT			
-	RE-2/Residential Estate	265 Skyridge Drive	0.95 Acres

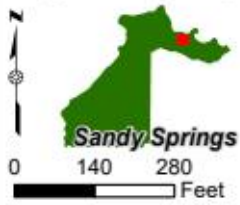
CHARACTER AREA MAP



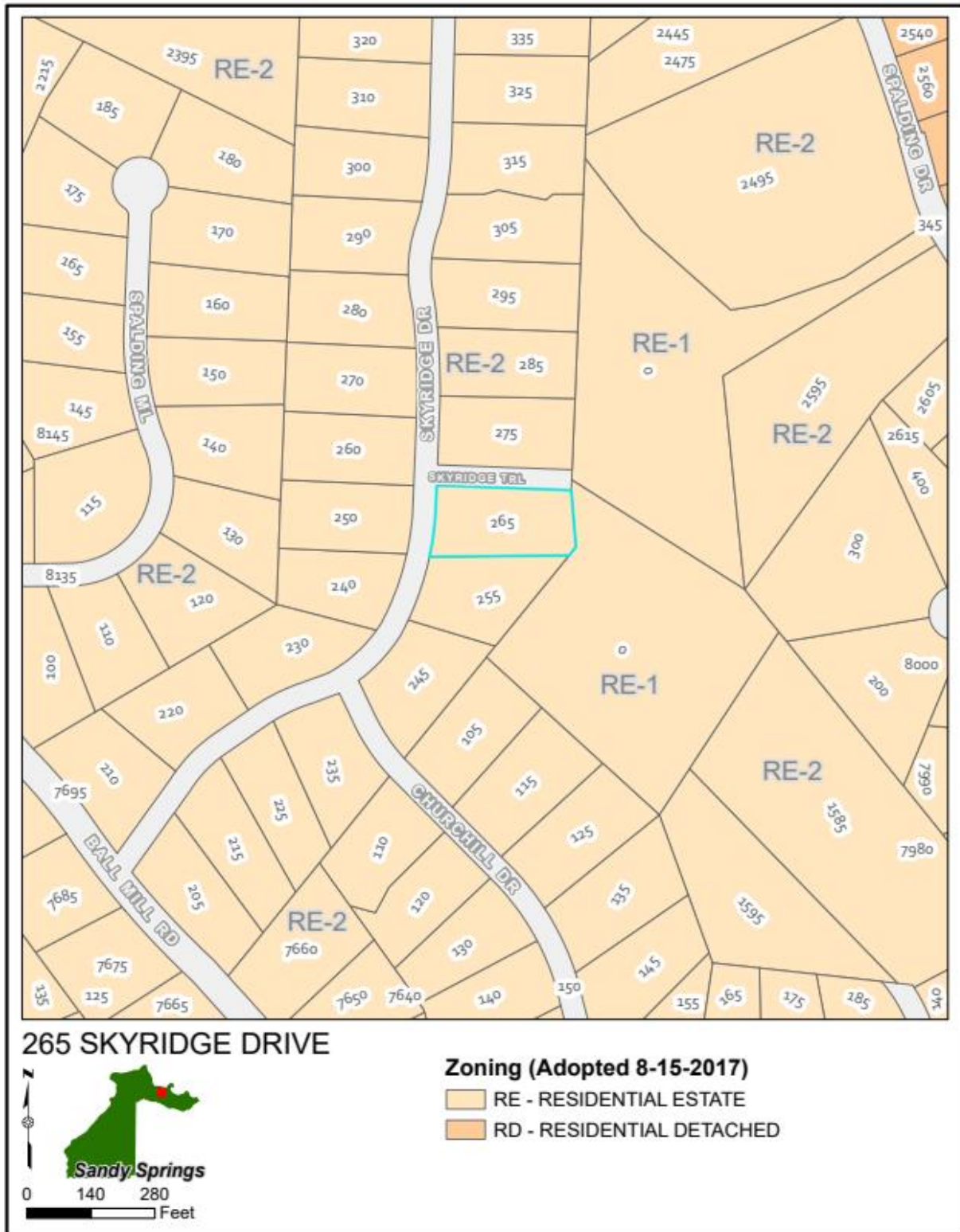
AERIAL IMAGE



265 SKYRIDGE DRIVE



ZONING MAP



EXISTING DEVELOPMENT

Based on Fulton County records, the present owners acquired the property in 2018, and the home was built in 1974. The subject property is designated as RE-2 zoning (Residential Estate – requiring a minimum lot size of 2 acre). The 0.95-acre subject property is equipped with a two-story single-family home with a basement, pool, deck, with a rear covered porch. There is also an unpermitted detached garage (*variance subject*). The property has a gentle slope from the front of the property to the rear. The corner lot located within the Skyridge neighborhood sits in the northeastern portion of the city.

According to the provided survey, the two-story detached garage with an extended driveway is within the 40-foot side street setback by 10 feet and exceeds the height and size requirements of the Code.



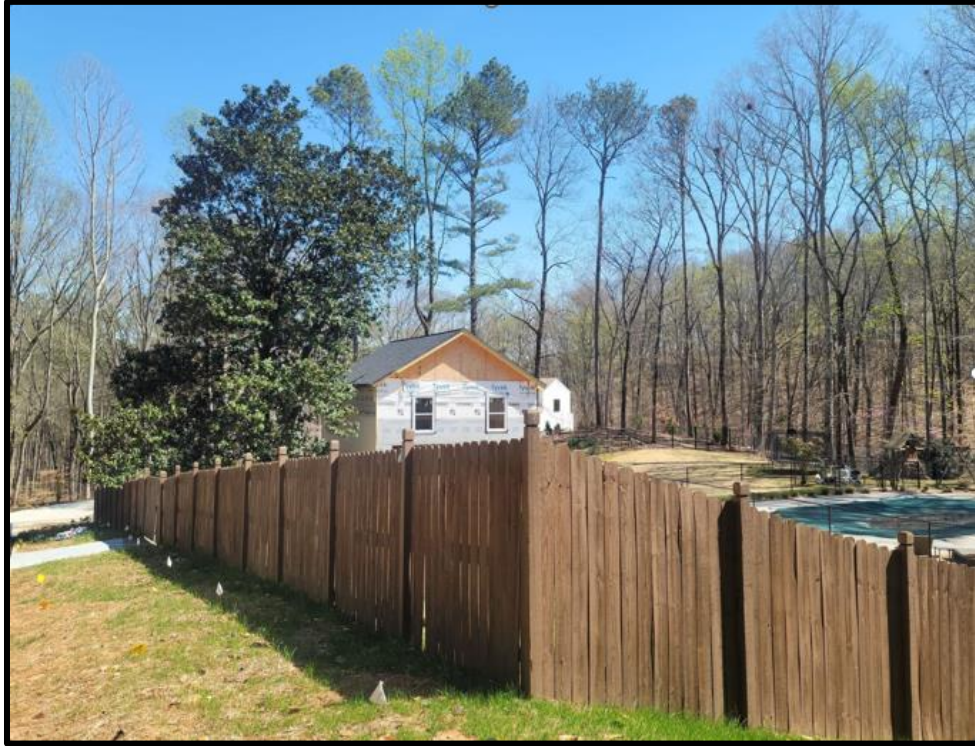
View of the home looking east from Skyridge Drive



View of unpermitted garage on Skyridge Trail



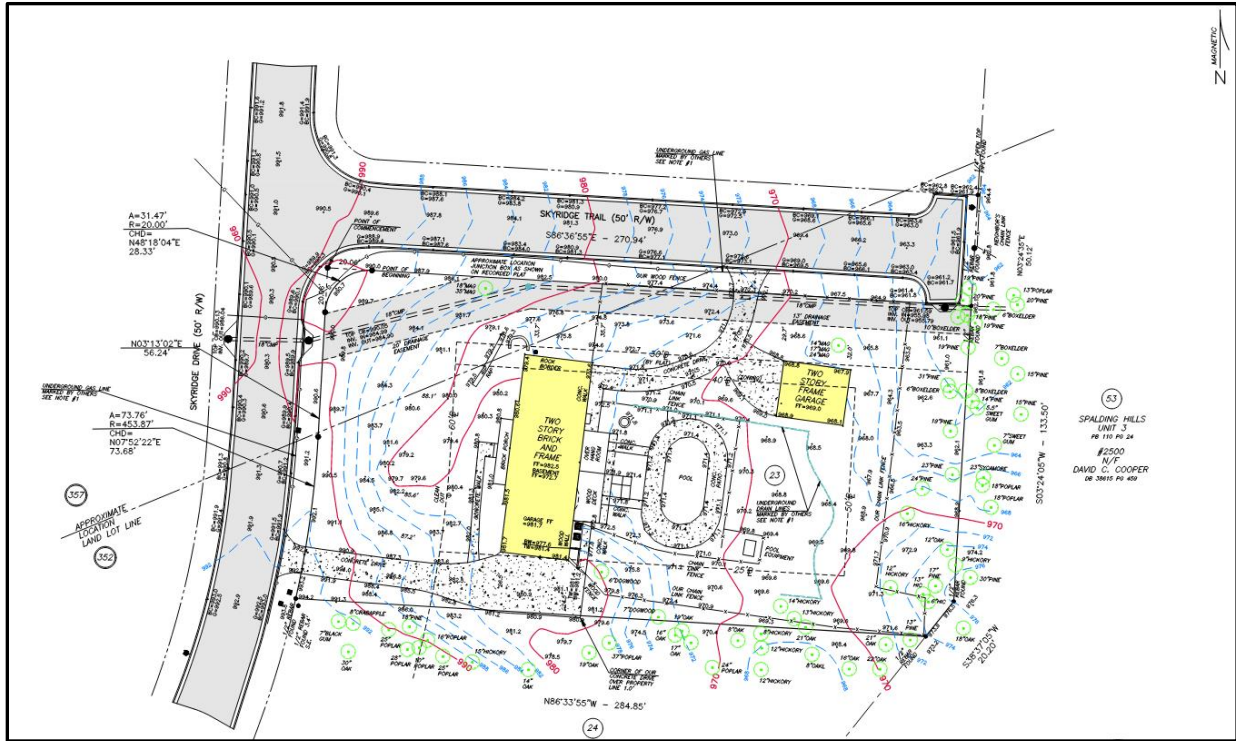
View of the rear of the garage facing west on Skyridge Trail



View of garage looking east on Skyridge Trail



View of approximate septic line location

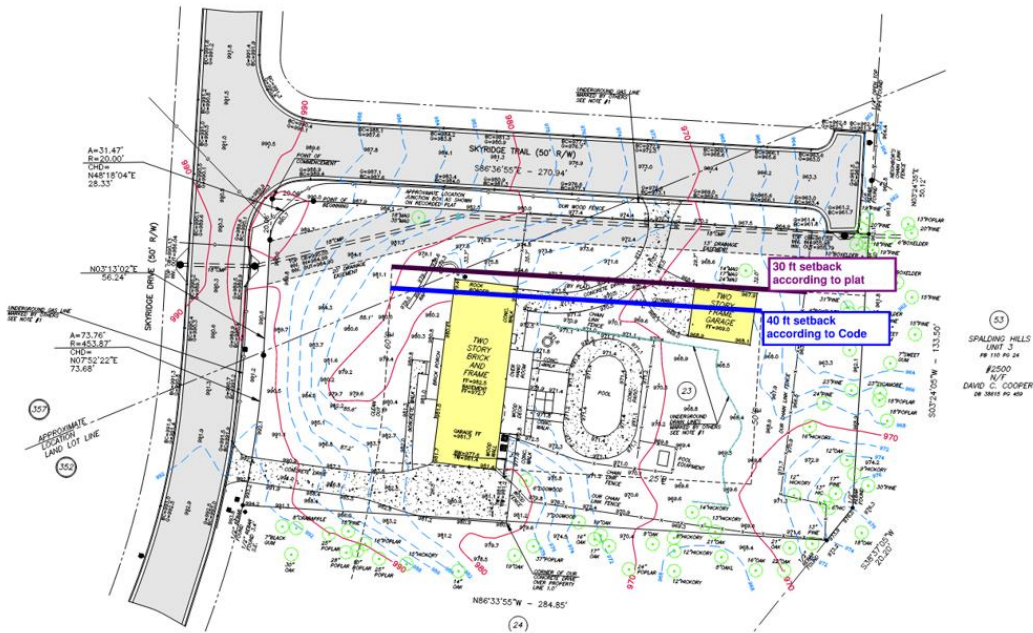


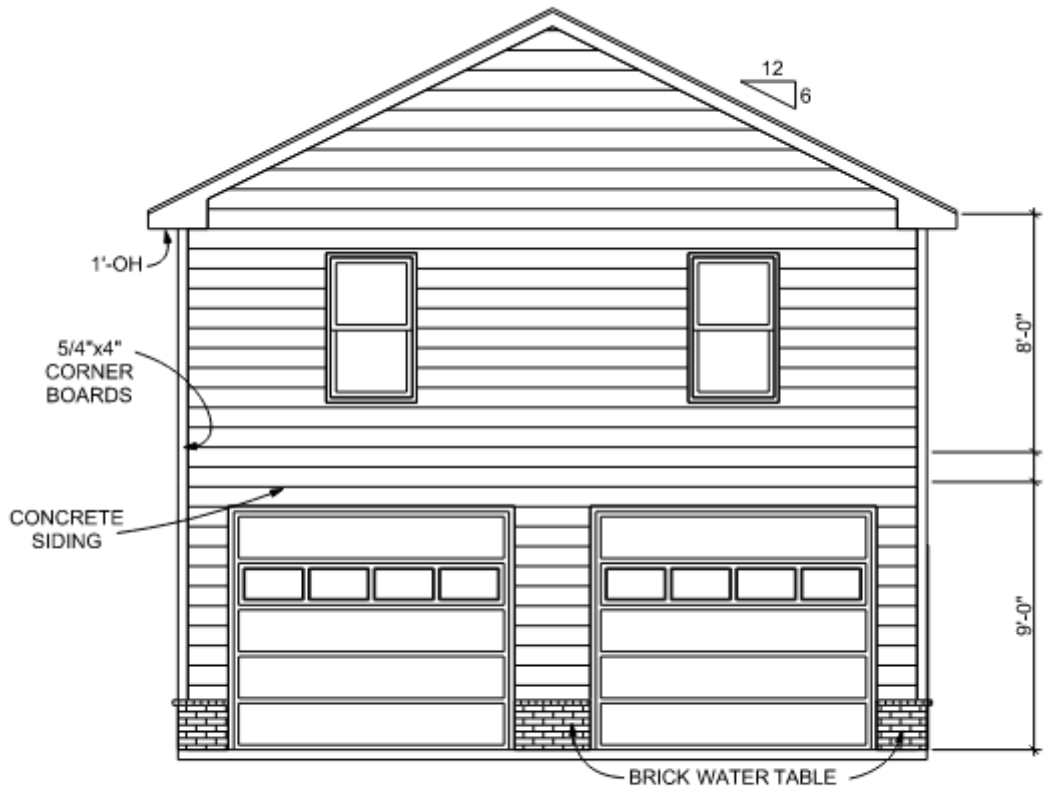
As built

VARIANCE REQUEST

The applicants are seeking a variance to retain a 763 square-foot detached garage that encroaches into the side street setback by 10 feet. The homeowners constructed the two-story garage in 2023 without a permit.

Per the Development Code Sec 7.8.24. Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet.”





FRONT ELEVATION
 1/4"----1'-0"

V-24-36 VARIANCE CONSIDERATIONS

Per Sec. 11.6.2. 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 Code specifies that major residential accessory structures exceeding 500 square feet are prohibited within the setback. The 736-square-foot garage, is located 30 feet from the side street setback, therefore, violates the development code. A key priority outlined in the Next 10 Comprehensive Plan is to preserve and enhance neighborhood character and quality of life. Major residential accessory structures, such as a detached garage, are typical in RE-1 and RE-2 zoning districts like this and contribute to maintaining its character.

- 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 variance request as demonstrated on the site plan provided, will not be detrimental to the public safety, health nor welfare of the public or injurious to other property.

- c. The conditions on which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;***

Finding: The 0.95-acre property is not typical for RE-2 (min. 2 acres) zoning. This lot is 1.05 acres smaller than the Residential Estate 2-acre minimum zoning category that it is assigned. According to the as-built survey, there is a septic field approximately five feet away from the garage that cannot be built on. This property is one of only two lots interior to the subdivision that is subjected to the corner lot setback.

- d. 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: Staff believes that applying the Development Code would pose an extraordinary hardship as the lot is significantly smaller than two acres, has a limiting septic field in the buildable area, and has the larger setback requirement for the side street. Strict adherence to the side street setback requirements would unfortunately prevent the applicant from retaining the garage.

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

Finding: The lot is developed with a home, single car garage, a deck, a pool and the unpermitted 2-car detached garage. Residential estate lots usually have garages for more than one car. The variance requested would allow the second- and third-car garage to remain which would be typical for a residential estate development.

f. 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 resources affected by the proposed development, should the variance be granted; and

Finding: Staff's recommended conditions provide for full screening of the garage from Skyridge Trail and eastern neighboring property with landscape trees that exceed the code requirements per the City Arborist.

g. Such conditions are not the result of action or inaction of the current property owner;

Finding: The current property owners constructed the detached garage before obtaining proper permits. However, the physical conditions of the property given smaller size, the septic field in the buildable area, and the increased side street setback, are not the direct result of the action or inaction of the property owners.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

1) The septic drain lines could be relocated to accommodate the garage within the buildable area.
2) The magnolia tree adjacent to the constructed garage is a Landmark Tree. The construction of the garage impacted more than 25 percent of the critical root zone of the tree; therefore, the tree is considered lost and Landmark mitigation is required. Two 2.5" caliper large canopy trees are required to be replanted. Additionally, as the magnolia tree is located within the side setback of the property, side setback tree mitigation is required (see Section 9.4.2.G). One 2" caliper large canopy tree is required to be replanted.

Urban Forest Coordinator:

No comment provided.

Sandy Springs Deputy Building Official:

1. According to the survey, this property already has a two-story garage on it.
2. The proposed garage could be shortened by about 5 feet in length and still accommodate two cars plus the stair going to the loft.
3. Show the septic field on the Site Plan, since that is part of the justification for the variance.
3. Suggestion (since we do not see the septic field on the plans): Slide the new garage in behind the pool by ten additional feet, and then a variance will not be required. Then design a more aesthetically appealing garage so that it will enhance the pool area. Maybe add a covered porch facing the pool, or at least an arbor.
4. Suggestion: Add some sort of roof over the garage doors and the pedestrian door to reduce weather damage.
5. Note: The existing pool enclosure is apparently a chain link fence. Please note that traditional chain link fence is not compliant with the International Swimming Pool & Spa Code, since it is climbable.

Sandy Springs Fire Marshal:

No comment provided.

Sandy Springs Land Development Manager:

A Fulton County Public Health review, approval and permit may be required if the new garage impacts the septic system.

Submit for a building permit to include water quality best management practice.

Water Quality shall be a minimum of 10' from structure and from any adjacent property line.

Sandy Springs Transportation Planner:

No comment provided.

Correspondence Received:

No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Following review, and based on the findings, staff recommends **Approval with Conditions** of Variance V-24-36, a request for a variance from Section 7.8.24. to allow for a detached garage to be located within the 40-foot side street setback. If the Board chooses to approve, Staff recommends the following condition:

1. Screen the garage from Skyridge Trail with trees approved by the Arborist;
2. Pool enclosure shall comply with the International Pool and Spa Code;
3. Install a moderately enhanced landscape strip along Skyridge Trail approved by the Director and,
4. Construction must be substantially similar to site plan provided.

Full STEAM ahead

Atlanta Science Festival is back through March 22



Attendees of Celebrate STEAM: Atlanta Science Festival Launch at Georgia Tech build their rockets in preparation for launching them in the Bioquad outside the Nanotechnology Building.

Photos by Olivia Goeke/OMG Photos



Kunal Martin plans to shoot off a rocket he made during the Atlanta Science Festival launch event.



A festival attendee tries a virtual reality headset at the March 8 launch event.

SIMPLY

Superior PLUMBING



Alexandra Yuan shares her artwork in the Kendeda Building on March 8 during the kick-off event for the Atlanta Science Festival.



Aiden teaches festival attendees about Environmental Chemistry in the Marcus Nanotechnology Building during the event.

By Rachel Kellogg
 rkellogg@neighbornewspapers.com

The Atlanta Science Festival, the city's celebration of all things science and one of the largest events of its kind in the country, is underway through March 22.

All ages have the opportunity to experience more than 100 interactive and educational events, which began March 8 with a launch event at Georgia Tech.

Attendees enjoyed hands-on STEAM activities, exhibits, demonstrations, and opportunities to meet student researchers and learn about the research happening at Georgia Tech.

Topics on display included robotics, brains, biology, space, art, nanotechnology, paper, computer science, wearable tech, bioengineering, chemical engineering and systems engineering.

"Not only does the 12th annual Atlanta Science Festival spotlight the wonder of science in its various forms, we strive to do so by curating a two-week experience that's as exciting and intriguing as possible," stated Meisa Salaita, executive co-director of Science ATL, the nonprofit organization behind the Atlanta Science Festival. "We want to open minds, educate, inspire, entertain, and spark the interest of the scientists of tomorrow."

The 2025 Atlanta Science Festival allows both children and adults the opportunity to explore a variety of topics such as cyborgs and brain imaging, snakes and salamanders, coffee and chemistry, the art of math and the love of Lego, tree treks and forest walks, and storytelling shows.

All Atlanta Science Festival events take place at venues throughout metro Atlanta. Many events are free; however, some require pre-registration and a fee for tickets.

Wrapping up the two-week festival is the Exploration Expo on March 22 from 10 a.m. to 4 p.m. at Piedmont Park.

Expo attendees can control a prosthetic hand with their minds, perform DNA extraction, code robots through mazes, dig for bones, touch a human brain, look inside a jet engine, and meet frogs, lizards and snakes.

The expo will include 100 hands-on, interactive science booths from local organizations, universities, and companies.

Admission is free, but pre-registration preferred.

For a full list of events and registration and ticket information, visit the Atlanta Science Festival's official website.

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number: V-25-2

Petitioner: Don Hagemeister

Property Location: 350 Riverhill Drive
Parcel # 17 012400020060

Current Zoning: RD-18

Request: Request for a Variance from Sec. 7.8.24. to allow for a detached garage to be located within the 10-foot side setback.

Public Hearings: Board of Appeals
Wednesday, April 2, 2025 at 6:00 p.m.

Location: Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Options: Zoom Webinar at www.sandyspringsga.gov/stream for instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.



Georgia Tech Off-Road Club members pose with their off-terrain vehicle outside the Ford Environmental Science Building on March 8.

SANDY SPRINGS NOTICE OF VARIANCES

Petition Number: V-24-36

Petitioner: Mike Ogburn

Property Location: 265 Skyridge Drive
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
Wednesday, April 2, 2025 at 6:00 p.m.

Location: Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Options: Zoom Webinar at www.sandyspringsga.gov/stream for instructions on how to provide public comment during Public Hearing, please visit <http://spr.gs/publiccomment>.



Vaibhav shows a festival attendee how to operate a robot in the Klaus Advanced Computing Building at Georgia Tech on March 8.

Variance Letter of Intent

Gina and Michael Ogburn

265 Skyridge Drive
Sandy Springs, GA 30350

[REDACTED]

11/13/2024

Dear Mr. [REDACTED],

I hope this letter finds you well. I am writing to formally request a variance to reduce the required side yard setback for a detached garage on my property, located at 265 Skyridge Drive. Specifically, I am requesting a reduction from the current side yard setback requirement of 40 feet to 30 feet.

Description of the Proposed Project: The project involves the construction of a single detached garage on my property (see building permit HBR-715). The square footage will be 763. The design and location of the structure are aligned with the aesthetic and functional goals for the property, but due to the actual lot size vs the lot zoning, the proposed structure would encroach into the current required side yard setback by 10 feet.

This structure is replacing a structure that was previously permitted in the area and was in the 40ft setback. When looking into other options it became apparent that this location was the only location that would make sense for the lot. It appears as though the previously permitted structure, that was removed for safety concerns, was in the 40ft setback based on septic field line locations and the actual lot size vs how the city has the lot zoned. This is explained in greater detail in the variance analysis.

Thank you for your attention to this matter. I look forward to your response and hope for a favorable consideration.

Sincerely,
Gina and Michael Ogburn

Variance Analysis

Gina and Michael Ogburn

265 Skyridge Drive

Sandy Springs, GA 30350



11/13/2024

Reason for the Variance Request: I am requesting this variance for the following reasons:

1. **There are two main restraints leading to this variance request. The first is the zoning of our lot. Our lot is right at one acre, but it is zoned as an RE-2 which is listed as a minimum of two acres with a minimum lot width of 200ft. This zoning causes the side street setback to be 40ft instead of an RE-1 side street set back of 30ft. Our lot aligns nearly perfectly from a dimensional standpoint of an RE-1 zoned lot as it is one acre with a width of approximately 150ft. Our existing house is actually overlapping in the 40ft side yard setback as well. The second constraint is the drain field for our septic system. We looked to move the structure further into our lot (away from the side street), but doing this would put the structure over the septic drain field.**
2. **Our lot is on the corner of a dead-end street and the proposed structure would not hinder or alter any use of the side street. We back up to 11 acres of primarily wooded property and do not see that this would be disturbed by the placement of this structure. The owner of the property is in the process of building a house and does not have an issue with the structure. There is a large magnolia in the front of our house that blocks the view of the structure from the road that runs along the front of our property. We've spoken with the neighbor on the other side of the dead-end street, as they will have the most direct view of the structure, and they have no concerns.**
3. **Once completed, the structure will have the same fit and form as the houses in our neighborhood so it would not alter the look or feel of the neighborhood as a whole. Though we are not removing any trees for this project, we will be planting additional heritage trees on the property to enhance the look and feel as well as bring the lot up to newer compliance of canopy coverage.**

I believe this variance request is reasonable and would not pose any adverse effects on the surrounding community. The proposed detached building would be in harmony with the existing development in the area, and it will not interfere with traffic flow, public safety, or utility infrastructure. The reduction in setback would also allow for better use of my property, improving its functionality without impacting the overall neighborhood aesthetic.

We kindly ask that the board consider my request and approve the variance to reduce the side yard setback to 30 feet.

Sincerely,
Gina and Michael Ogburn



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: Gina Ogburn
Address: 265 Skyridge Dr.
City, State, Zip Code: Atlanta, GA 30350
Email address: [Redacted]
Phone number: [Redacted]
Owner's signature: [Signature]
Sworn and subscribed before me this 12th day of November 20 24
Notary public: [Signature]
Seal: AMY L. KONITSKY NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA
Commission expires: 09/18/2028

B- If the Applicant is not the owner of the subject property:
Fill out the following section, check the appropriate statement and have it notarized.

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

24 HOUR EMERGENCY CONTACT: MIKE OGBURN

CITY OF SANDY SPRINGS SINGLE FAMILY CONSTRUCTION DOCUMENTS FOR:

265 SKYRIDGE DRIVE

LAND LOT 352 & 357 DISTRICT 6th

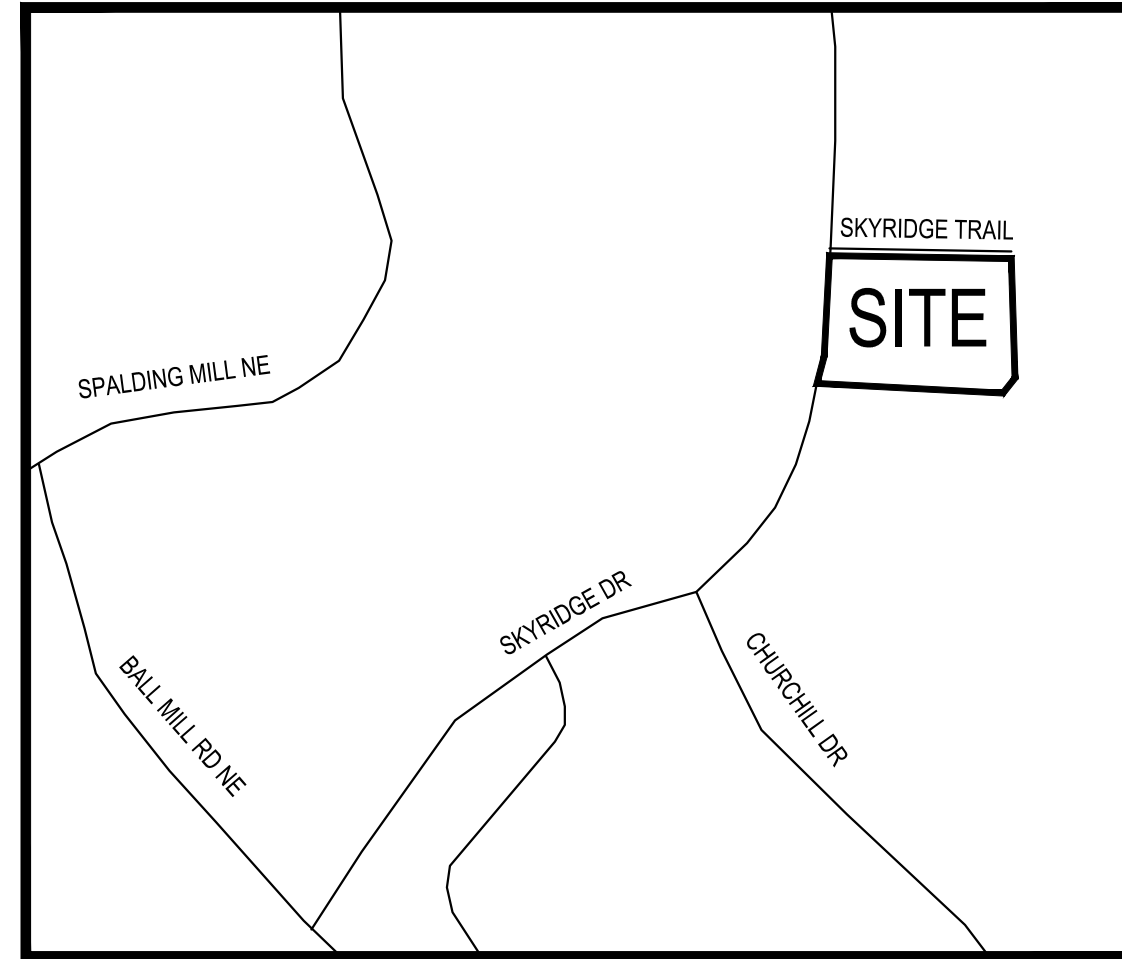
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

SITE NOTES:

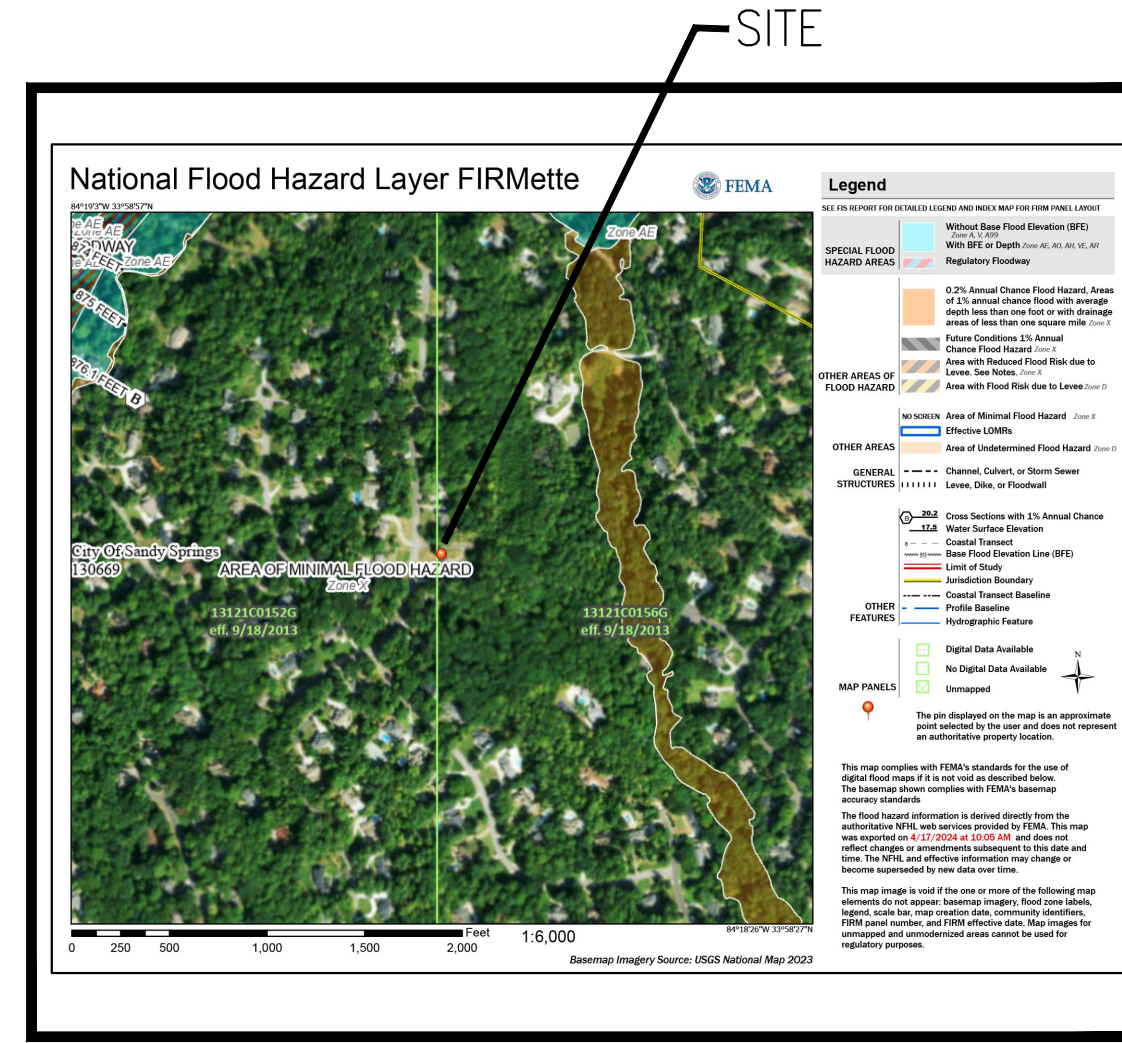
- THE SITE CONTAINS: 1.00 ACRES, 43,543 SF
TOTAL DISTURBED ACREAGE: 0.05 ACRES/ 2,348 SF
STREET ADDRESS: 265 SKYRIDGE DRIVE, SANDY SPRINGS, GA 30350

ZONING: RE-2
MIN LOT AREA = 10,000 SF
MIN LOT WIDTH = 100 FT
MAX LOT COVERAGE = 25%
MIN CANOPY COVERAGE = 35%
MIN PRIMARY STREET = 60 FT
MIN SIDE STREET = 40 FT
SIDE COMMON LOT LINE = 25 FT
REAR COMMON LOT LINE = 50 FT
MAX BUILDING HEIGHT = NO HIGHER THAN 3 STORIES / 40 FT
MIN PARKING = 2 PER PRINCIPAL DWELLING UNIT

- 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.
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY McCUNING SURVEYING SERVICES, INC, DATED 6-04-2024.
- THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0156G DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
- THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
- 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.
- 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.
- THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN.
- 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.
- OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
- THE HOUSE SHALL BE CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, TRUE STUCCO, CEMENTOUS PLANKS, AND CEMENTIOUS SHANKS.
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- 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.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- WRITE NOTE ON SITE PLAN THAT THE VISIBLE STORAGE OR PARKING OF MORE THAN 4 VEHICLES AT A SINGLE-FAMILY RESIDENCE IS UNLAWFUL.
- CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

PLAN REQUIREMENTS:

- 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
- PROJECT NAME AND ADDRESS, SUBDIVISION NAME AND LOT NUMBER (IF APPLICABLE), LAND LOT, DISTRICT, AND ZONING.
265 SKYRIDGE DRIVE, SANDY SPRINGS, GA, 30350, LAND LOT 352 & 357, 6TH DISTRICT, ZONING RE-2
- OWNER'S NAME AND COMPLETE ADDRESS INCLUDING ZIP CODE.
MIKE & GINA OGBURN, 265 SKYRIDGE DRIVE, SANDY SPRINGS, GA, 30350
- NAME, TELEPHONE NUMBER, AND GSWCC LEVEL 1A CERTIFICATION NUMBER OF A 24-HOUR CONTACT.
MIKE OGBURN 770-262-5346
- DESIGN FIRM NAME/ADDRESS/PHONE, POINT OF CONTACT AND CONTACT PHONE NUMBER.
CRESCENT VIEW ENGINEERING, 211 FRASIER STREET, MARIETTA, GA 30060, 678-324-8410
- NORTH ARROW, SITE ACREAGE, AND SCALE OF DRAWING (1"=10 TO 1"=50').
NORTH ARROW SHOWN ON THIS PAGE. SITE ACREAGE IS 1.00 ACRES. SCALE IS 1"=20'
- BOUNDARY INFORMATION INCLUDING BEARINGS AND DISTANCES ALONG ALL PROPERTY LINES AND A LOCATION SKETCH.
PROVIDE SOURCE.
SEE SHEET S-1.
- STREET NAME.
SKYRIDGE DRIVE
- 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 RE-2 ZONING.
- NAMES OF ADJOINER'S AND RESPECTIVE ZONINGS.
KNOWN ADJOINING RESIDENCES ARE SHOWN ON THIS PLAN PER SANDY SPRINGS RE-2 ZONING.
- LOCATIONS OF ALL EXISTING STRUCTURES (INCLUDING HOUSES, BARN, 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.
SEE SHEET C-1
- PROVIDE EXISTING TOPOGRAPHY INCLUDING APPROPRIATE TREES, ALL EXISTING PIPES WITH THEIR APPROPRIATE EASEMENTS. PROVIDE SOURCE.
SEE SHEET C-1
- 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
- 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).
SEE SHEET C-1
- LOCATION OF ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, ETC.
SEE SHEET C-1
- 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.
SEE SHEET C-1
- FLOOD PLAIN NOTE AND FLOOD INSURANCE RATE MAP (F.I.R.M) PANEL NUMBER AND EFFECTIVE DATE:
THIS SITE IS NOT LOCATED WITHIN A 100 YR FLOOD PLAIN AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER(S) 13121C0156G 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.

PLAN REQUIREMENTS (CONTINUED)

- PROVIDE A COMPLETE GRADING PLAN SHOWING PROPOSED CONTOURS, PIPES, RETAINING WALLS, ETC.
SEE SHEET C-1
- 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
- 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
- DRIVEWAY ENTRANCE TO BE IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAIL 304.
SEE SHEET C-1
- IF THIS PROPERTY IS IN THE CITY OF SANDY SPRINGS' SIDEWALK NETWORK, PROVIDE A FIVE FOOT SIDEWALK WITH A TWO FOOT GROSS STRIP BETWEEN SIDEWALK AND CURB. PROVIDE CURB AND GUTTER IF NONE EXISTS, OR IF THE EXISTING CURB HEIGHT IS LESS THAN FIVE INCHES.
SEE SHEET C-1
- 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

STORMWATER REQUIREMENTS:

- ARC APPROVAL, IF REQUIRED. **N/A**
- LOCATION OF ANY CITY OF SANDY SPRINGS TRIBUTARY BUFFERS, OR STATE WATER BUFFERS, IF APPLICABLE.
N/A
- 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
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
SEE SHEET C-3
- PROVIDE CALCULATIONS FOR WATER QUALITY.
SEE SHEET C-3 FOR WATER QUALITY CALCULATIONS
- PROVIDE TEST DATA TO INSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE.
INFILTRATION TEST TO BE CONDUCTED.
- INFILTRATION TYPE BMP'S 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. BMP'S TO BE LOCATED 10 FEET FROM PROPERTY LINES AND FOUNDATIONS AND 20 FEET FROM SEPTIC SYSTEMS
- THE MODIFIED TAFT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES. A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD".
A PERCOLATION TEST WILL BE PERFORMED
- PROVIDE A GPS (GEORGIA STATE PLANE ZONE WEST) COORDINATE FOR EACH WATER QUALITY BMP ON THE SITE PLAN.
SEE SHEET C-3 FOR GPS LOCATION OF BMP.

CONSTRUCTION NARRATIVE:


THE PROPOSED PLAN ARE FOR THE CONSTRUCTION OF A NEW DETACHED GARAGE THAT HAS ALREADY BEEN BUILT. CONSTRUCTION TO CONFORM TO ZONING RD-18. THERE IS AN EXISTING HOUSE, PORCHES, DECK, AND DRIVEWAY THAT WILL REMAIN. ALL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

TREES REQUIREMENTS:

TREE CALCULATIONS SEEN ON SHEET C-4

THESE PLANS ARE FOR A DETACHED GARAGE AND CONCRETE DRIVE EXTENSION THAT HAS ALREADY BEEN CONSTRUCTED.

"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  DATE 08-15-2024

POST-CONSTRUCTION LOT COVERAGE:

POST-CONSTRUCTION IMPERVIOUS AREA	
Remaining Impervious Area	SF
Ex. House	2836
Ex. Front Brick Porch	166
Ex. Rear Wood Deck & Stairs	399
Ex. Rear Overhang Room	279
Ex. Concrete Drives	3333
Ex. Concrete Walks	439
Ex. Concrete Patio	1161
Ex. Pool	687
Ex. Pool Equipment	34
Ex. Rip Rap	53
Ex. Walls	23
Ex. A/C Pads	18
Total Pre-Construction Impervious Area	9428
Proposed Impervious Area	SF
Proposed Two Story Garage	768
Proposed Concrete Extension	558
Total Proposed Impervious Area	1326
Total Post-Construction Impervious Area	10754
Post-Construction Lot Coverage	24.70%

CITY OF SANDY SPRINGS BUILDING PLAN REVIEW 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

CITY OF SANDY SPRINGS NOTES:

- THIS SITE IS 0.45 MILES FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS NOT INSIDE THE 2000 FT CORRIDOR.
- THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT.
- THERE ARE EXISTING STRUCTURES THAT WILL BE REMOVED UNDER THIS PERMIT. ALL EXISTING STRUCTURES ARE SHOWN ON SHEET S-1. ALL STRUCTURES TO REMAIN SHOWN ON C-1
- BUILDING HEIGHT SHALL NOT EXCEED 40 FT
- NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. FOR WALL HEIGHTS 6 FT AND OVER, RETAINING WALL DESIGN REQUIRED. PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
- 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.

LEGEND

COVER CV
SURVEY SV
SITE PLAN C-1
ES&PC PLAN C-2
STORMWATER PLAN C-3
TREE PLAN C-4
CONSTRUCTION DETAILS C-5

SHEET

Prepared By:
Crescent View Engineering, LLC
211 Frasier Street SE
Marietta, Georgia 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
Mike & Gina Ogburn
265 Skyridge Drive
Sandy Springs, Georgia 30350
770-262-5346
mogloburn1@gmail.com

COVER

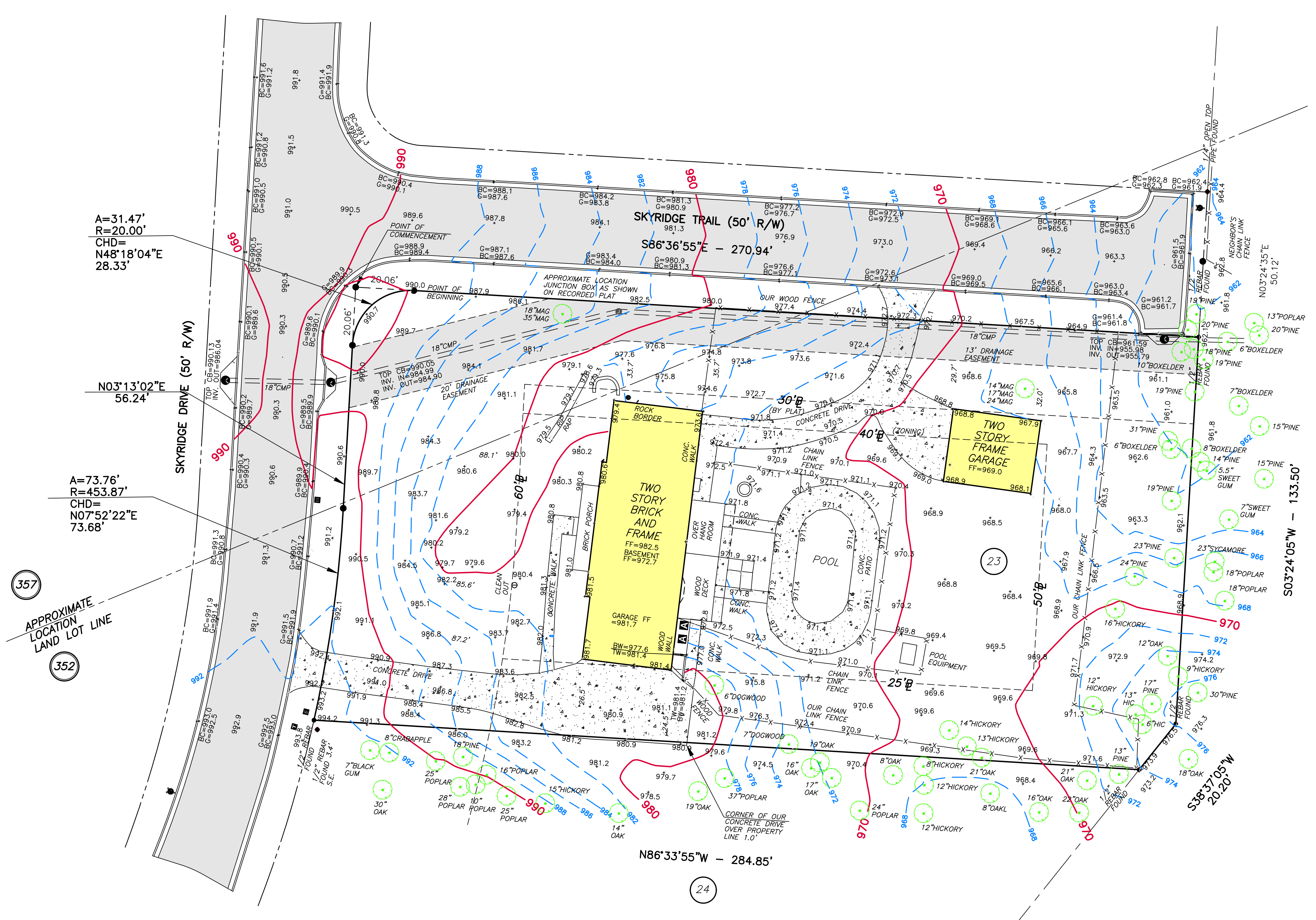
DATE	SCALE	DRAWN	CHECKED	REVISIONS	CITY COMMENTS
06-12-2024	1:20	ER	GHB	08-15-2024	



Construction Plans for
265 Skyridge Drive
Land Lot 352 & 357, 6th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 24-197

Sheet No.
CV



TREE LEGEND

- HR DENOTES HEDGE ROW
- SBRY DENOTES SHRUBBERY
- B DENOTES BIRCH TREE
- BEC DENOTES BEECH TREE
- C DENOTES CHERRY TREE
- CA DENOTES CRABAPPLE TREE
- CDR DENOTES CEDAR TREE
- DW DENOTES DOGWOOD TREE
- E DENOTES ELM TREE
- H DENOTES HEMLOCK TREE
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- POP DENOTES POPLAR TREE
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- SG DENOTES SWEETGUM
- SYC DENOTES SYCAMORE TREE
- SWM DENOTES SOURWOOD TREE
- UM DENOTES UMBRELLA TREE
- WO DENOTES WATER OAK TREE

THIS PROPERTY SUBJECT TO THE FOLLOWING

- CURRENT ZONING RE-2 PER CITY OF SANDY SPRINGS, GEORGIA
 - MINIMUM LOT AREA= 2 ACRES
 - MINIMUM LOT WIDTH= 200 FEET
 - MAXIMUM LOT COVERAGE= 25%
 - MINIMUM FRONT BUILDING SETBACK= 60 FEET
 - MINIMUM SIDE STREET BUILDING SETBACK= 40 FEET
 - MINIMUM SIDE BUILDING SETBACK= 25 FEET
 - MINIMUM REAR BUILDING SETBACK= 50 FEET
 - MAXIMUM BUILDING HEIGHT= 30 STORIES/40 FEET
- MUST BE VERIFIED BY CITY OF SANDY SPRINGS BEFORE CONSTRUCTION.

SURVEY NOTES

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



- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE. FOR NEW PERMITS THE LOCAL ISSUING AUTHORITY MAY REQUIRE ADDITIONAL EASEMENTS NOT SHOWN.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 0.03 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 179,666 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA. A TOPCON GR-5 WAS USED IN THE COLLECTION OF GPS OBSERVATIONS.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
- THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
- CONTOUR INTERVAL= 2 FEET
- THE DWELLING SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD

LEGEND

- BL DENOTES BUILDING LINE
- PL DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- EP DENOTES EGRESS
- TW DENOTES TOP OF WALL
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- JB DENOTES JUNCTION BOX
- DI DENOTES DRAIN INLET
- S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT

REFERENCE MATERIAL

- WARRANTY DEED OF GIFT IN FAVOR OF GINA MARIE CAMMARATA OGBURN DEED BOOK 65369 PAGE 567 FULTON COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS, COMMUNITY PANEL No. 13121C0156 G EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA

NO.	REVISIONS	DATE

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

TOPOGRAPHIC MAP FOR
 GINA OGBURN

265 SKYRIDGE DRIVE
 SANDY SPRINGS, GEORGIA
 TOTAL AREA= 1.000± ACRES
 OR 43,543± SQ. FT.

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

LOT 23
 SKYRIDGE SUBDIVISION

LAND LOTS 352 AND 357
 6TH DISTRICT
 FULTON COUNTY
 GEORGIA

PLAT PREPARED: 6-4-24
 FIELD: 6-3-24 SCALE: 1"=20'

PG 103
 PG 63
 PG 6
 JOB#263813



Michael R. Noles
 Georgia RLS #2646
 Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 6-4-24

53
 SPALDING HILLS
 UNIT 3
 PB 110 PG 24
 #2500
 N/F
 DAVID C. COOPER
 DB 38615 PG 459

357
 APPROXIMATE
 LOCATION
 LAND LOT LINE
 352

A=31.47'
 R=20.00'
 CHD=
 N48°18'04"E
 28.33'

A=73.76'
 R=453.87'
 CHD=
 N07°52'22"E
 73.68'

N86°33'55"W - 284.85'

24

23

S03°24'05"W - 133.50'

N03°24'35"E
 50.12'

N03°13'02"E
 56.24'

20.06'

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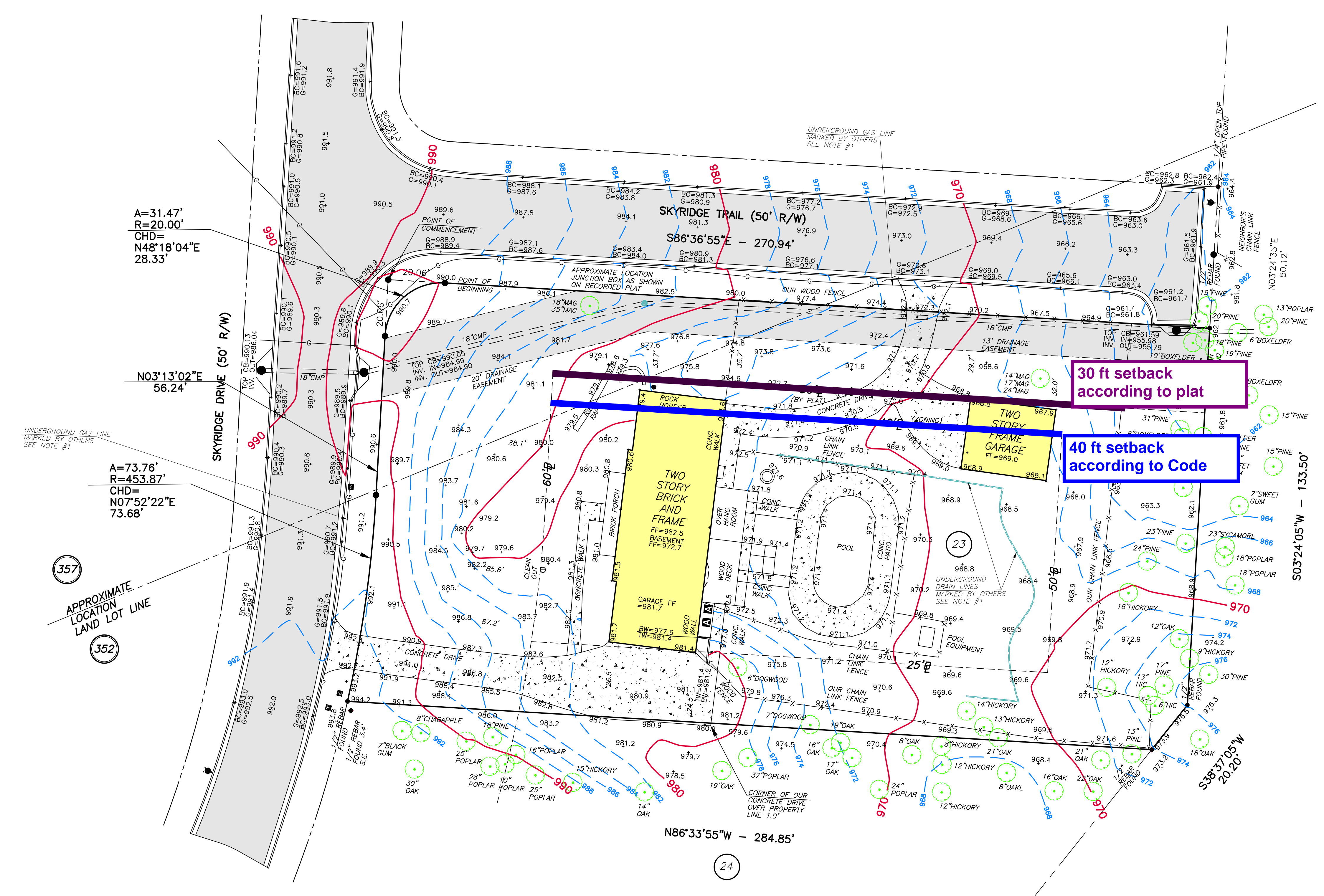
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TREE LEGEND

- HR DENOTES HEDGE ROW
- SBRY DENOTES SHRUBBERY
- B DENOTES BIRCH TREE
- BEC DENOTES BEECH TREE
- C DENOTES CHERRY TREE
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NO.	REVISIONS	DATE
1	SHOW APPROXIMATE DRAIN AND GAS LINES	2-5-25



TOPOGRAPHIC MAP FOR
GINA MARIE CAMMARATA
OSBURN REVOCABLE TRUST

265 SKYRIDGE DRIVE
SANDY SPRINGS, GEORGIA
TOTAL AREA= 1,000± ACRES
OR 43,543± SQ. FT.



LOT 23
SKYRIDGE SUBDIVISION
LAND LOTS 352 AND 357
6TH DISTRICT
FULTON COUNTY
GEORGIA
PLAT PREPARED: 6-4-24
FIELD: 6-3-24 SCALE: 1"=20'
JOB#265528



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

Michael R. Noles
Georgia RLS No. 2646 6-4-24

53
SPALDING HILLS
UNIT 3
PB 110 PG 24
#2500
N/F
DAVID C. COOPER
DB 38615 PG 459

357
352

24

30 ft setback according to plat
40 ft setback according to Code

REFERENCE MATERIAL

1. WARRANTY DEED OF GIFT IN FAVOR OF GINA MARIE CAMMARATA OGBURN REVOCABLE TRUST DEED BOOK 65369 PAGE 567 FULTON COUNTY, GEORGIA RECORDS

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.



LEGEND

- BL DENOTES BUILDING LINE
- PL DENOTES PROPERTY LINE
- R/W DENOTES RIGHT-OF-WAY
- CL DENOTES CENTERLINE
- BC DENOTES BACK OF CURB
- G DENOTES GUTTER
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- X-X DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- CB DENOTES CABLE BOX
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S DENOTES SANITARY SEWER LINE
- CO DENOTES CLEAN OUT

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.



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 179,666 FEET. A GEOMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.

5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

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.

NO.	REVISIONS	DATE



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
MICHAEL OGBURN
GINA OGBURN

265 SKYRIDGE DRIVE
SANDY SPRINGS, GEORGIA

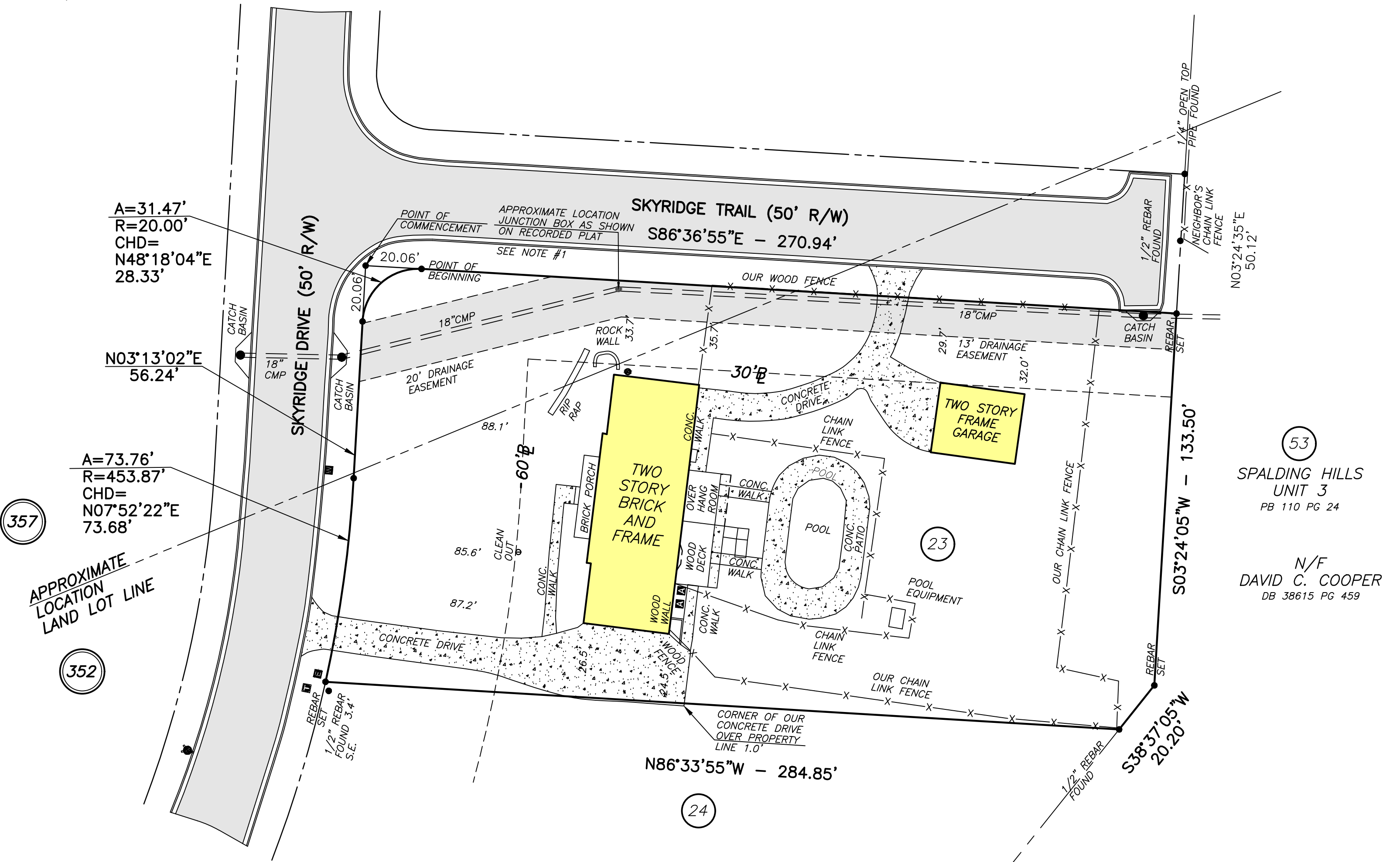
TOTAL AREA= 1.000± ACRES
OR 43,543± SQ. FT.

SCALE IN FEET

LOT 23
SKYRIDGE SUBDIVISION

LAND LOTS 352 AND 357
6TH DISTRICT
FULTON COUNTY, GEORGIA
PLAT PREPARED: 2-29-24
FIELD: 2-27-24 SCALE: 1"=30'

JOB#263242



Michael R. Noles
Georgia RLS #2646
Member SAMSOG

SURVEYOR'S CERTIFICATE

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Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 2-29-24

SITE NOTES:

- THE SITE CONTAINS: 1.00 ACRES, 43,543 SF
TOTAL DISTURBED ACREAGE: 0.05 ACRES/ 2,348 SF
STREET ADDRESS: 265 SKYRIDGE DRIVE, SANDY SPRINGS, GA 30350
- ZONING: RE-2
MIN LOT AREA = 10,000 SF
MIN LOT WIDTH = 100 FT
MAX LOT COVERAGE = 25%
MIN CANOPY COVERAGE = 35%
MIN PRIMARY STREET = 60 FT
MIN SIDE STREET = 40 FT
SIDE COMMON LOT LINE = 25 FT
REAR COMMON LOT LINE = 50 FT
MAX BUILDING HEIGHT = NO HIGHER THAN 3 STORIES / 40 FT
MIN PARKING = 2 PER PRINCIPAL DWELLING UNIT

- 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.
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY McCLUNG SURVEYING SERVICES, INC, DATED 6-04-2024.
- THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121001566 DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
- THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
- 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.
- 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.
- THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN.
- 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.
- OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
- THE HOUSE SHALL BE CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, TRUE STUCCO, CEMENTOUS PLANKS, AND CEMENTOUS SHANKS.
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- 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.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
- EROSION 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- WRITE NOTE ON SITE PLAN THAT THE VISIBLE STORAGE OR PARKING OF MORE THAN 4 VEHICLES AT A SINGLE-FAMILY RESIDENCE IS UNLAWFUL.
- CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)

GRADING NOTES:

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

CITY OF SANDY SPRINGS NOTES:

- THIS SITE IS 0.45 MILES FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS NOT INSIDE THE 2000 FT CORRIDOR.
- THIS PROPERTY IS NOT LOCATED IN ANY OVERLAY DISTRICT.
- THERE ARE NO EXISTING STRUCTURES THAT WILL BE REMOVED UNDER THIS PERMIT. ALL EXISTING STRUCTURES ARE SHOWN ON SHEET S-1. ALL STRUCTURES TO REMAIN SHOWN ON C-1
- BUILDING HEIGHT SHALL NOT EXCEED 40 FT
- NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. FOR WALL HEIGHTS 6 FT AND OVER, RETAINING WALL DESIGN REQUIRED, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
- WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
- 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.

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

WALLS RETAINING OVER FOUR FEET IN HEIGHT REQUIRE A SEPARATE RETAINING WALL PERMIT IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 9.4.3.D AND SECTION 9.4.3.G34. 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 OF 6 FEET, WALLS MUST BE TIED WITH 4" BETWEEN TIERS AND PLANS MUST BEAR A STATE OF GEORGIA PROFESSIONAL ENGINEER SEAL SIGNED AND DATED, AND AN EXECUTED ENGINEER CERTIFICATION / INDEMNIFICATION FOR RETAINING WALLS.

SANDY SPRINGS NOW REQUIRES A BUILDING PRE-CONSTRUCTION MEETING WITH A BUILDING INSPECTOR PRIOR TO BEGINNING POOL CONSTRUCTION, WHICH SHOULD BE REQUESTED THROUGH THE ONLINE PORTAL. THIS IS AN ADDITION TO THE SITE PRE-CONSTRUCTION MEETING.

CONTACT THE CITY OF SANDY SPRINGS DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR FOR EFFECTIVE EROSION IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

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.

WALLS MORE THAN 4" TO BE DESIGNED BY STRUCTURAL ENGINEER

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

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

THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PARTICIPATION OF THE SITE PLAN

MINOR RESIDENTIAL ACCESSORY STRUCTURES MUST BE A MINIMUM OF 10 FEET OR THE REQUIRED SETBACK, FROM ANY PROPERTY LINE, WHICHEVER IS LESS RESTRICTIVE.

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.

THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PARTICIPATION OF THE SITE PLAN

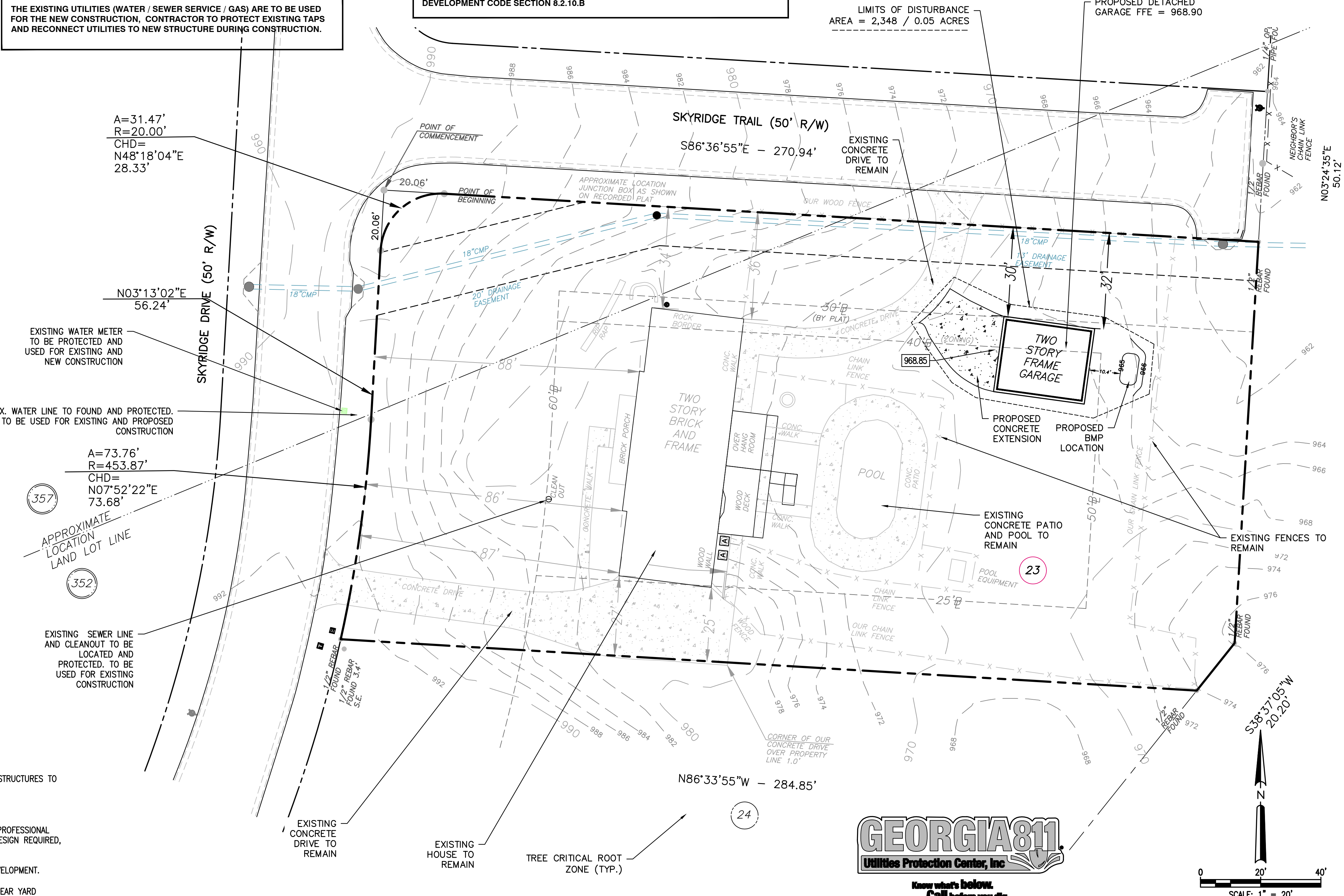
FOUNDATION FORM SURVEY IS REQUIRED FOR ALL NEW CONSTRUCTION NEW ADDITIONS WHERE THE BUILDING IS LOCATED WITHIN 5 FEET OF ANY-SETBACK, EASEMENT, OR BUFFER. THE FOUNDATION FORM SURVEY SHALL BE SIGNED BY A SURVEYOR LICENSED IN THE STATE OF GEORGIA.

THE FENCE AND WALL FOOTING MUST BE ENTIRELY CONTAINED WITHIN THE PROPERTY AND CANNOT ENCROACH ONTO A PROPERTY LINE PER THE CITY DEVELOPMENT CODE SECTION 8.2.10.B

24 HOUR EMERGENCY CONTACT: MIKE OGBURN

POST-CONSTRUCTION LOT COVERAGE:

POST-CONSTRUCTION IMPERVIOUS AREA	
Remaining Impervious Area	SF
Ex. House	2836
Ex. Front Brick Porch	166
Ex. Rear Wood Deck & Stairs	399
Ex. Rear Overhang Room	279
Ex. Concrete Drives	3333
Ex. Concrete Walks	439
Ex. Concrete Patio	1161
Ex. Pool	687
Ex. Pool Equipment	34
Ex. Rip Rap	53
Ex. Walls	23
Ex. A/C Pads	18
Total Pre-Construction Impervious Area	9428
Proposed Impervious Area	
Proposed Two Story Garage	768
Proposed Concrete Extension	558
Total Proposed Impervious Area	1326
Total Post-Construction Impervious Area	10754
Post-Construction Lot Coverage	24.70%



Prepared By:
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Prepared For:
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Sandy Springs, Georgia 30350
770-262-5346
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SITE PLAN

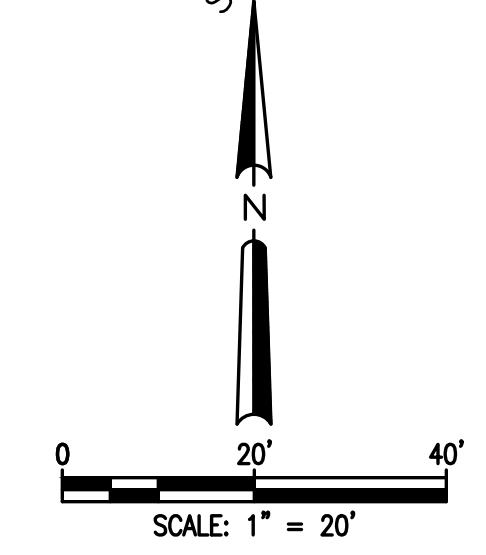
DATE	REVISIONS	CITY COMMENTS
06-12-2024		
DRAWN	06-15-2024	
SCALE	1:20	
CHECKED	ER	
	GHB	



Construction Plans for
265 Skyridge Drive
Land Lot 352 & 357, 6th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 24-197

Sheet No.
C-1



ES&PC NOTES:

1. THE CONSTRUCTION PAD SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
4. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SEDIMENT PONDS ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE. I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RETOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
6. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
7. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN 14 DAYS.
8. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
9. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS.
10. PERSON RESPONSIBLE FOR EROSION CONTROL MEASURES IS: 24 HOUR EMERGENCY CONTACT: MIKE OGBURN 770-262-5346
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:

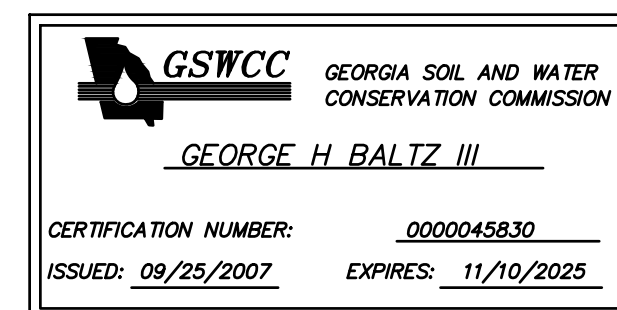
SILT FENCE PROVIDED = 175 LINEAR FEET OF SILT FENCE
 SEDIMENT STORAGE REQUIRED = 0.05 DIST. AREA x 67 CY/ DIST AREA = 3.35 CY
 SEDIMENT STORAGE PROVIDED = 175 LF OF SILT FENCE x 0.05 CY/ FT = 8.75 CY

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.

SITE REVIEW NOTES:

- B. 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.



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

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

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

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

TOTAL SITE AREA = 1.00 ACRES
TOTAL PROPOSED DISTURBED AREA = 0.05 ACRES

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.

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

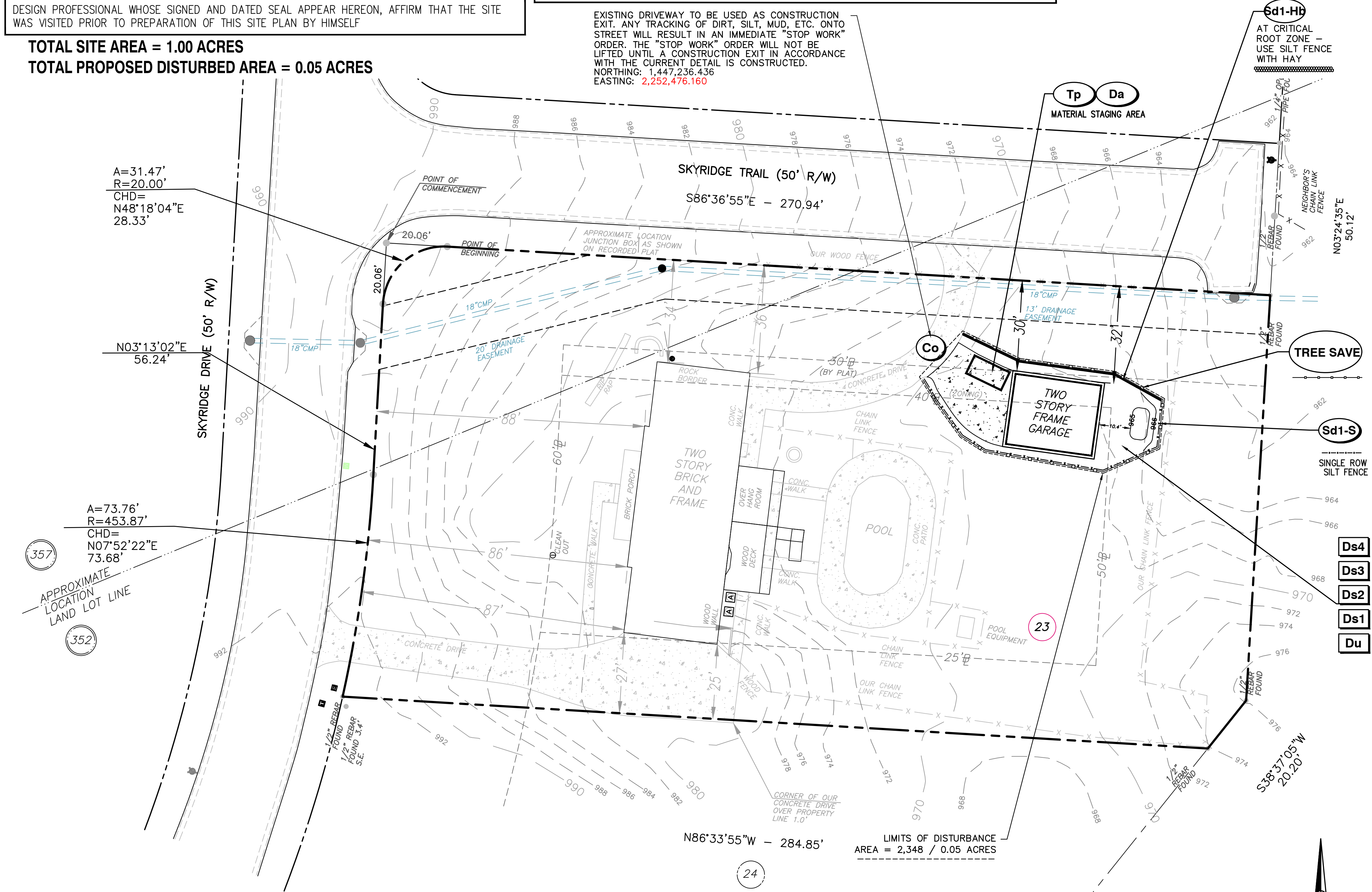
DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEAR HEREON, AFFIRM THAT THE SITE WAS VISITED PRIOR TO PREPARATION OF THIS SITE PLAN BY HIMSELF

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).

CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.

EXISTING DRIVEWAY TO BE USED AS CONSTRUCTION EXIT. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.
 NORTHING: 1,447,236.436
 EASTING: 2,252,476.160

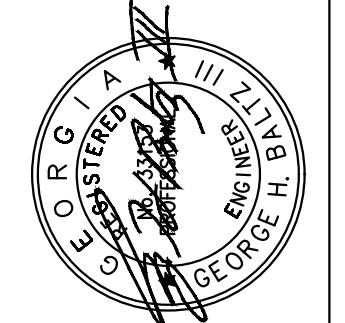
24 HOUR EMERGENCY CONTACT: MIKE OGBURN



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Prepared For:
 Mike & Gina Ogburn
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 770-262-5346
 mgo@cmv.com

ES&PC PLAN		REVISIONS	
DATE	06-12-2024	SCALE	1:20
DRAWN	ER	CITY COMMENTS	
CHECKED	GHB		



Construction Plans for
265 Skyridge Drive
 Land Lot 352 & 357, 6th District
 City of Sandy Springs, Fulton County, Georgia

CVE PI # 24-197

Sheet No.
C-2

TREE LIST:

TREE #	DBH (IN INCHES)	TYPE	REMOVE	ONSITE	SETBACK	BOUNDARY TREE (P=10%)	LANDMARK TREE	CRZ IMPACT	STATUS	POST-CONSTRUCTION CANOPY
1	53	MAGNOLIA		X	X		X	0.00%	SAVED	1250
2	55	MAGNOLIA		X	X		X	30.00%	SAVED	1250
3	19	PINE		X	X		X	0.00%	SAVED	1000
4	20	PINE		X	X		X	0.00%	SAVED	1000
5	19	BOXELDER		X	X		X	0.00%	SAVED	1000
6	18	PINE		X	X		X	0.00%	SAVED	1000
7	19	PINE		X	X		X	0.00%	SAVED	1000
8	18	BOXELDER		X	X		X	0.00%	SAVED	1000
9	20	PINE		X	X		X	0.00%	SAVED	1000
10	13	POPLAR		X	X		X	0.00%	SAVED	1000
11	19	PINE		X	X		X	0.00%	SAVED	1000
12	7	BOXELDER		X	X		X	0.00%	SAVED	1000
13	14	PINE		X	X		X	0.00%	SAVED	1000
14	31	PINE		X	X		X	0.00%	FILL	1000
15	6	BOXELDER		X	X		X	0.00%	SAVED	1000
16	6	BOXELDER		X	X		X	0.00%	SAVED	1000
17	14	PINE		X	X		X	0.00%	SAVED	1000
18	5.5	SWEET GUM		X	X		X	0.00%	SAVED	1000
19	19	PINE		X	X		X	0.00%	SAVED	1000
20	15	PINE		X	X		X	0.00%	SAVED	1000
21	7	SWEET GUM		X	X		X	0.00%	SAVED	1000
22	23	PINE		X	X		X	0.00%	SAVED	1000
23	24	PINE		X	X		X	0.00%	SAVED	1000
24	23	SYCAMORE		X	X		X	0.00%	SAVED	1000
25	18	POPLAR		X	X		X	0.00%	SAVED	1000
26	18	POPLAR		X	X		X	0.00%	SAVED	1000
27	18	HICKORY		X	X		X	0.00%	SAVED	1000
28	12	OAK		X	X		X	0.00%	SAVED	1000
29	12	HICKORY		X	X		X	0.00%	SAVED	1000
30	9	HICKORY		X	X		X	0.00%	SAVED	1000
31	30	PINE		X	X		X	0.00%	SAVED	1250
32	17	HICKORY		X	X		X	0.00%	SAVED	1000
33	17	PINE		X	X		X	0.00%	SAVED	1000
34	8	HICKORY		X	X		X	0.00%	SAVED	1000
35	18	OAK		X	X		X	0.00%	SAVED	1000
36	13	PINE		X	X		X	0.00%	SAVED	1000
37	21	OAK		X	X		X	0.00%	SAVED	1000
38	22	OAK		X	X		X	0.00%	SAVED	1000
39	16	OAK		X	X		X	0.00%	SAVED	1000
40	8	HICKORY		X	X		X	0.00%	SAVED	1000
41	21	OAK		X	X		X	0.00%	SAVED	1000
42	13	HICKORY		X	X		X	0.00%	SAVED	1000
43	14	HICKORY		X	X		X	0.00%	SAVED	1000
44	8	HICKORY		X	X		X	0.00%	SAVED	1000
45	12	HICKORY		X	X		X	0.00%	SAVED	1000
46	12	HICKORY		X	X		X	0.00%	SAVED	1000
47	8	OAK		X	X		X	0.00%	SAVED	1000
48	24	POPLAR		X	X		X	0.00%	SAVED	1000
49	17	OAK		X	X		X	0.00%	SAVED	1000
50	16	OAK		X	X		X	0.00%	SAVED	1000
51	19	OAK		X	X		X	0.00%	SAVED	1000
52	7	DOGWOOD		X	X		X	0.00%	SAVED	1000
53	37	POPLAR		X	X		X	0.00%	SAVED	1250
54	19	OAK		X	X		X	0.00%	SAVED	1000
55	6	DOGWOOD		X	X		X	0.00%	SAVED	1000
56	14	OAK		X	X		X	0.00%	SAVED	1000
57	15	HICKORY		X	X		X	0.00%	SAVED	1000
58	25	POPLAR		X	X		X	0.00%	SAVED	1000
59	16	POPLAR		X	X		X	0.00%	SAVED	1000
60	10	POPLAR		X	X		X	0.00%	SAVED	1000
61	28	POPLAR		X	X		X	0.00%	SAVED	1250
62	18	PINE		X	X		X	0.00%	SAVED	1000
63	25	POPLAR		X	X		X	0.00%	SAVED	1000
64	8	CRABAPPLE		X	X		X	0.00%	SAVED	1000
65	30	OAK		X	X		X	0.00%	SAVED	1250
66	7	BLACK GUM		X	X		X	0.00%	SAVED	1000

TREE CALCULATIONS:

NOTE: EXISTING CANOPY IS ONLY CALCULATED FROM EXISTING TREES TO REMAIN THAT ARE 18" OR GREATER, PER ORDINANCE

CANOPY COVERAGE - EXISTING/ PROPOSED TO REMAIN

2 LANDMARK MAGNOLIA TREES AT 1,250 SF	=	2,500 SF
1 LANDMARK PINE TREES AT 1,250 SF	=	1,250 SF
2 LANDMARK POPLAR TREES AT 1,250 SF	=	2,500 SF
1 LANDMARK OAK TREE AT 1,250 SF	=	1,250 SF
6 OAK TREES AT 1,000 SF	=	6,000 SF
10 PINE TREES AT 1,000 SF	=	10,000 SF
5 POPLAR TREES AT 1,000 SF	=	5,000 SF
1 SYCAMORE TREE AT 1,000 SF	=	1,000 SF
	=	29,500 REMAINING CANOPY

REPLACEMENT/RECOMPENSE - LANDMARK TREES
NO LANDMARK TREE TO BE REMOVED
REQUIRED RECOMPENSE/REPLACEMENT: PER CITY OF SANDY SPRINGS, REQUIRED REPLACEMENT IS 150% CANOPY PER EACH LANDMARK TREE REMOVED.

0 LANDMARK TREES TO BE REMOVED = 0 LANDMARK MITIGATION REPLACEMENT TREES PROPOSED
CITY OF SANDY SPRINGS REQUESTED 2 TREE TO BE PLANTED FOR LANDMARK MITIGATION

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 = 302 FT / 40 FT = 7.55 (8) REQUIRED FRONT YARD TREES

REQUIREMENT MET WITH FRONT YARD TREE PLANTING AND EXISTING TREES.

YARD DISTURBANCE MITIGATION CALCULATION
PER CODE SECTION 9.4.2.G.1:

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

CITY OF SANDY SPRINGS REQUESTED 1 TREE TO BE PLANTED FOR SIDE SETBACK / YARD MITIGATION

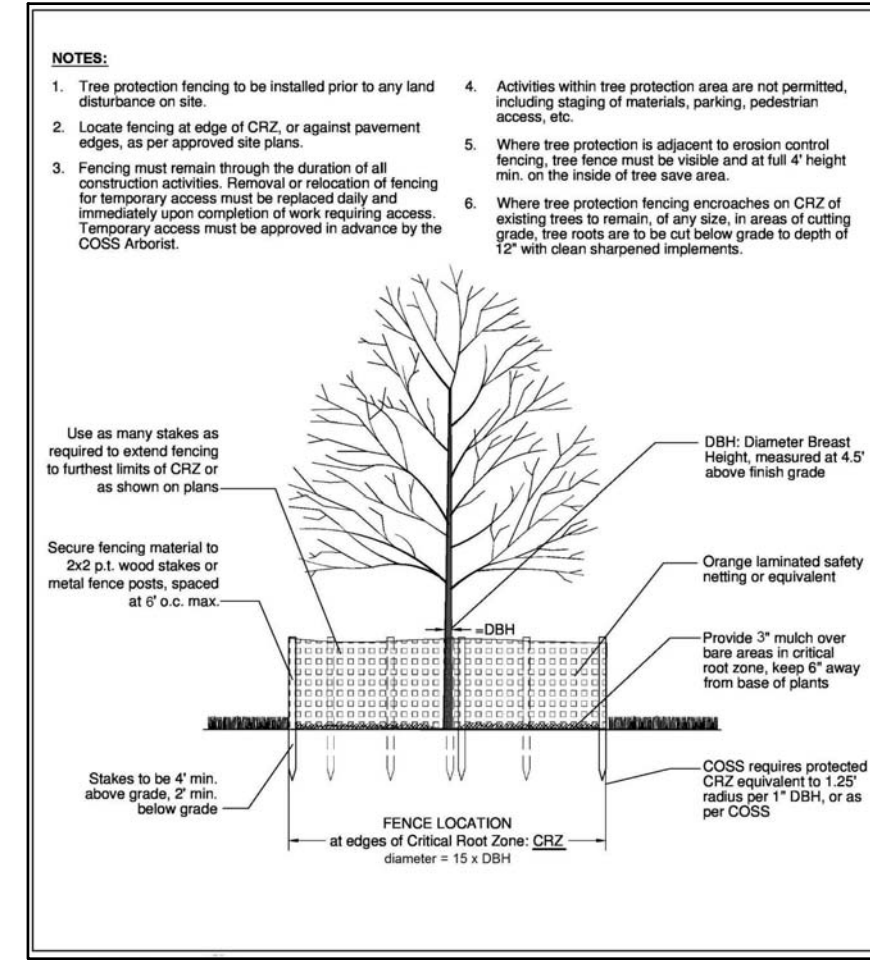
TOTAL PROPOSED CANOPY
EXISTING CANOPY TO REMAIN POST CONSTRUCTION = 30,750 SF
43,543 SF X 0.35 = 15,240 (REQUIRED CANOPY)
29,500 (REMAINING CANOPY) - 15,240 (REQUIRED CANOPY) = 14,260 SF (OVER CANOPY REQUIREMENT)
NO CANOPY REPLACEMENT REQUIRED.

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

EXISTING CANOPY TO REMAIN = 29,500 SF
REQUIRED CANOPY = 35% OF LOT SIZE = 15,240 SF
SQUARE FOOT OF DEFICIENT CANOPY = 0 SF
REQUIRED CANOPY DEFICIT COST = \$1,200 / 1,000 SF X 0 SF REMOVED = \$0.00
\$0.00 (TO BE PAID TO THE TREE BANK)

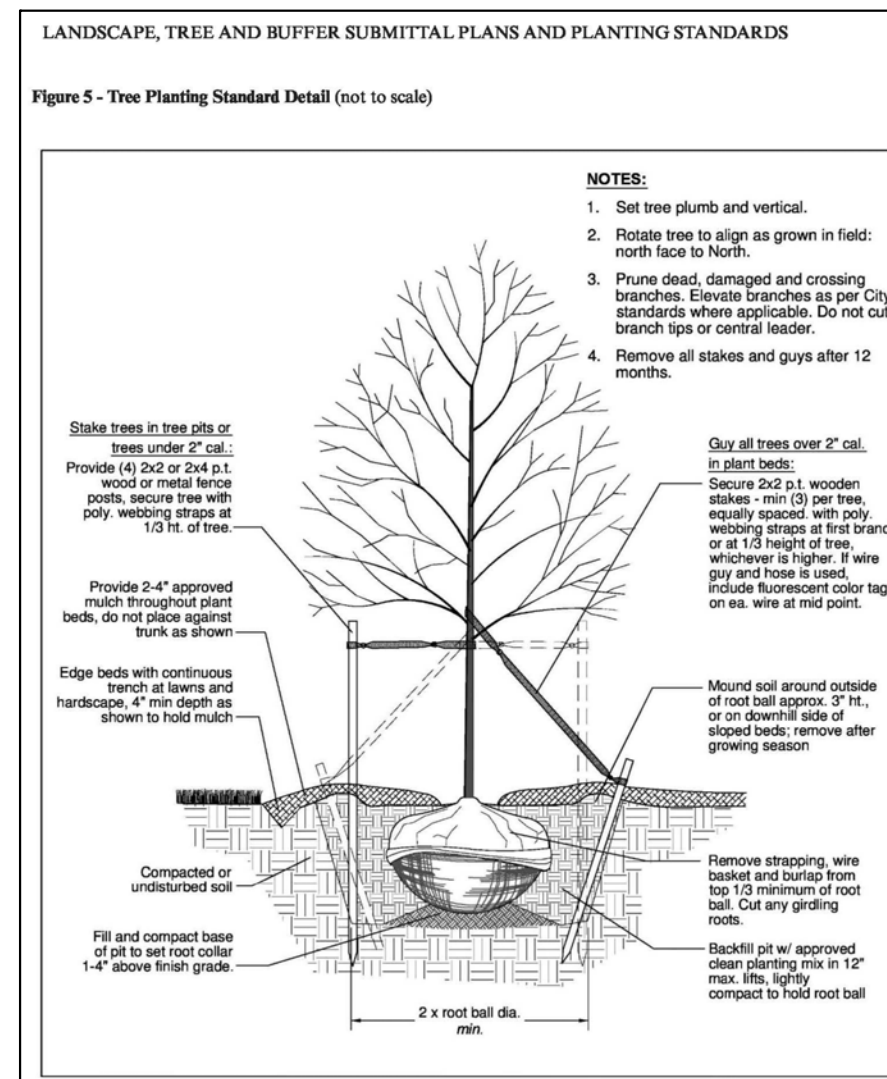
TREE SAVE FENCE DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE



SANDY SPRINGS TREE PLAN STANDARDS:

- NOTE - THE TREE INVENTORY IS PER DEFINITIONS PROVIDED BY CITY OF SANDY SPRINGS TREE ORDINANCE, WHICH INCLUDES:
- ONSITE SPECIMEN TREES AND ANY OTHER ONSITE TREE 18 INCHES AND LARGER
 - BOUNDARY TREES 10 INCHES OR LARGER, WHICH ARE TO BE IMPACTED DUE TO CONSTRUCTION
 - SIDE SETBACK TREES 10 INCHES OR LARGER, WHICH ARE PROPOSED TO BE LOST OR DESTROYED DUE TO CONSTRUCTION

DEFINITIONS BELOW, PROVIDED BY CITY OF SANDY SPRINGS

"EXISTING CANOPY TO REMAIN" - IS CALCULATED FROM EXISTING TREES TO REMAIN ONSITE THAT ARE 18" OR GREATER, AND BOUNDARY TREES TO REMAIN THAT ARE 18" OR GREATER. (SEE SANDY SPRINGS TREE CHART TO DETERMINE SPECIFIC CANOPY ALLOTTED PER TREE SIZE AND SPECIES)

"CRZ" - 1" DBH = 1.25' CRZ
"SAVED TREE" = TREES WITH CRZ IMPACT LESS THAN 25%
"DESTROYED TREE" = TREES WITH CRZ GREATER TO OR EQUAL TO 25%

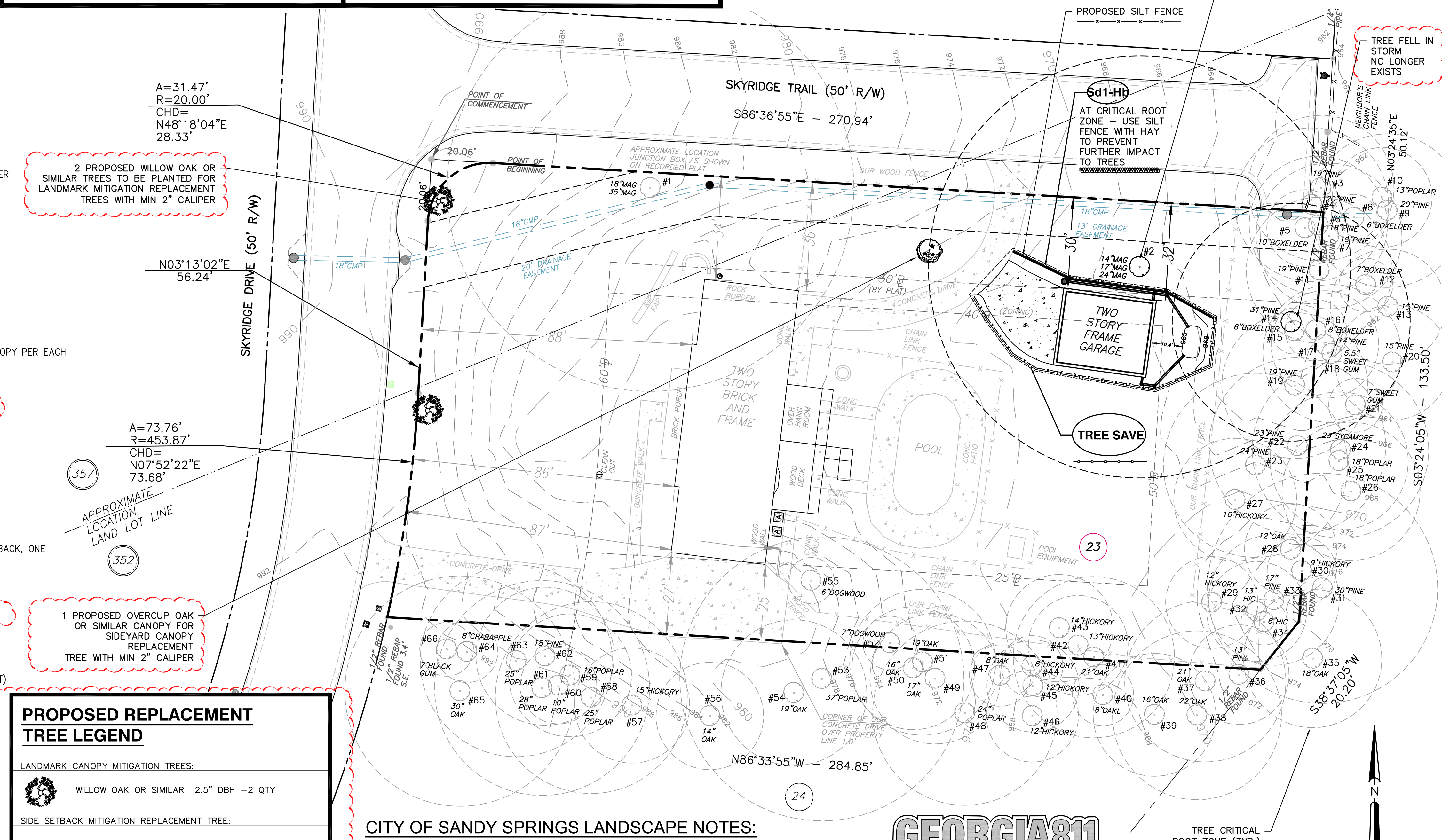
"BOUNDARY TREE" - A TREE 10 INCHES (DBH) OR LARGER LOCATED ON A PROPERTY ADJACENT TO PERMITTING PROPERTY, WHOSE CRITICAL ROOT ZONE OR CANOPY EXTENDS INTO THAT PERMITTING PROPERTY.

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

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

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

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



PROPOSED REPLACEMENT TREE LEGEND

LANDMARK CANOPY MITIGATION TREES:

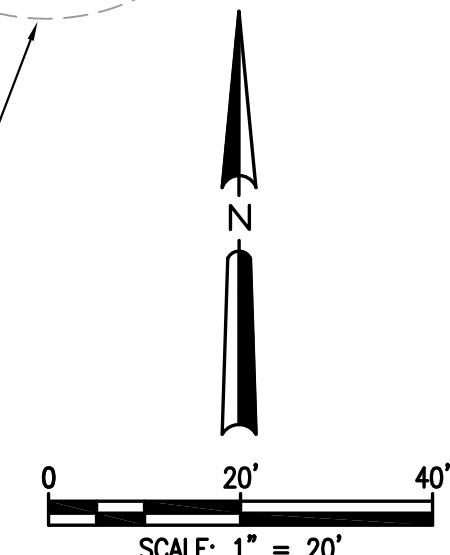
- WILLOW OAK OR SIMILAR 2.5" DBH - 2 QTY

SIDE SETBACK MITIGATION REPLACEMENT TREE:

- OVERCUP OAK OR SIMILAR 2" DBH - 1 QTY

CITY OF SANDY SPRINGS LANDSCAPE NOTES:

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

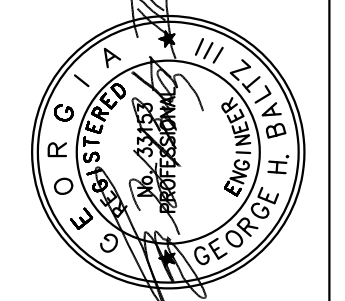


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mogloburn1@gmail.com

TREE PLAN

DATE	REVISIONS
06-12-2024	
SCALE	1:20
DRAWN	ER
CHECKED	GHB



Construction Plans for
265 Skyridge Drive
Land Lot 352 & 357, 6th District
City of Sandy Springs, Fulton County, Georgia

CVE PI # 24-197

Sheet No.
C-4

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES (INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH THE GEORGIA STATE AMENDMENTS). BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CITY, COUNTY, STATE AND FEDERAL CODES IN THE AREA THE HOUSE IS TO BE CONSTRUCTED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- BUILDER TO VERIFY ALL EXISTING SITE CONDITIONS AND EXISTING BUILT DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY DISCREPANCIES, ERRORS OR OMISSIONS PRIOR TO EXECUTING CONSTRUCTION. BUILDER/ CONTRACTOR/ OWNER SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- VERTICAL DIMENSIONS FOR NEW CONSTRUCTION ARE TAKEN FROM TOP OF FINISHED FLOOR TO TOP OF PLATE.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED. DO NOT SCALE DRAWINGS.
- ALL FRAMING DIMENSIONS TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- ENGINEERING DRAWINGS & SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED (CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL) WORK REQUIRED FOR CONSTRUCTION.
- ALL DETAILS AND SPECIFICATION (FRAMING MEMBERS, FOUNDATION DESIGN, REINFORCEMENT, CONNECTION)SHOWN ARE DIAGRAMMATIC, AND FOR DESIGN INTENT ONLY. COORDINATE WITH BUILDER/CONTRACTOR/ PROJECT MANAGER FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. DESIGNER ASSUMES NO LIABILITY FOR ERRORS AND OMISSIONS OF STRUCTURAL MEMBERS, CONNECTIONS AND FASTENERS REQUIRED IN THE CONSTRUCTION OF THE PROJECT. STRUCTURAL DESIGN (FRAMING, FOUNDATION, REINFORCEMENT, CONNECTION,ETC) IS NOT PART OF THIS SCOPE
- ALL LOAD BEARING WALLS, BEAM SUPPORTS AND RAFTER BRACING SHOULD CARRY LOAD THRU ALL LEVELS TO FOUNDATION AND BE SUPPORTED BY GRADE BEAMS OR FOOTINGS DESIGNED TO CARRY LOAD.

BUILDING CODE COMPLIANCE

CONSTRUCTION CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES. GEORGIA STATE SUPPLEMENTS AND AMENDMENTS

International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022)

International Residential Code, 2018 Edition, with Georgia Amendments (2020)

International Fire Code, 2018 Edition (Contact State Fire Marshal Below)

International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)

International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)

International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)

National Electrical Code, 2020 Edition, with Georgia Amendments (2021)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

PROJECT INFORMATION

PROJECT NAME: 265 SKYRIDGE DRIVE
SANDY SPRINGS GA 30350

PROJECT DESCRIPTION: PARTIAL BUILT 2 CAR GARAGE WITH LOFT
SPACE ABOVE-PLANS SHOWING FINISHED
PRODUCT
EXISTING STUCTURE FOUNDATION MONOLITHIC SLAB
FRAMING 2x6 & 2x4 #2 YP 16" O.C.

PROJECT OWNER: MIKE OGBURN
265 SKYRIDGE DR
SANDY SPRINGS, GA 30350
770-262-5846 mogburn1@gmail.com



CEILING HEIGHTS

FIRST FLOOR	9'-0"
SECOND FLOOR	8'-0"
WINDOW HDR.	6'-8"

SQUARE FOOTAGE

GARAGE	763
LOFT	314

LIGHT SCHEDULE/CODES

⊕	LIGHT FIXTURE
G.F.C.I. R3901 ⊕	G.F.C.I. OUTLET R3901
A.F.C.I. ⊕	<u>A.F.C.I. PER 2017 NEC CODE</u> LOFT 15 AMP GARAGE AND ALL EXTERIOR 20 AMP
WP ⊕	WATER PROOF OUTLET
⊕	120V OUTLET
⌘	LIGHT SWITCH
SD	SMOKE DETECTOR TO COMPLY WITH R314
CD	CARBON DETECTOR TO COMPLY WITH R315

SHEET INDEX

SHEET	SHEET CONTENT
CS	COVER SHEET
1	ELEVATIONS
2	FOUNDATION PLAN
3	FIRST FLOOR
3E	FIRST FLOOR-ELECT
4	SECOND FLOOR
4E	SECOND FLOOR-ELECT
5	ROOF PLAN
6	DETAIL SHEET
7	DETAIL SHEET

18X24 PAPER SCALE 3/16" --1'-0"

C:\Users\samal\Dropbox\Arch\CAD Plans\custom plans\MIKE OGBURN GARAGE\GARAGE ADDITION.pln

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)-RELEASED FOR CONSTRUCTION

REV.

DATE
9-25-24

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WE PLAN HOMES

**WE PLAN
HOMES**
TEL: 770-616-0741
WWW.WEPLANHOMES.COM

265 SKYRIDGE DRIVE
SANDY SPRINGS, GA 30350

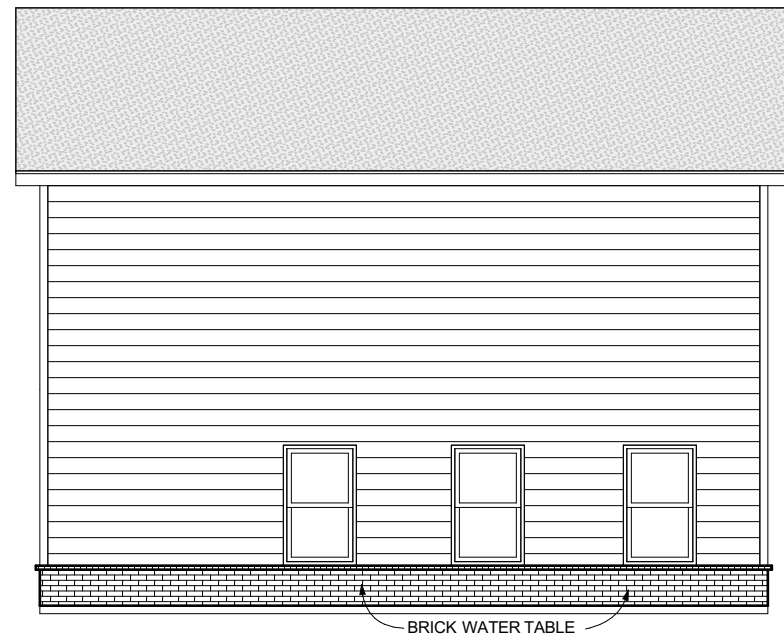
COVER PAGE

DWG. BY:
PWL/SAM

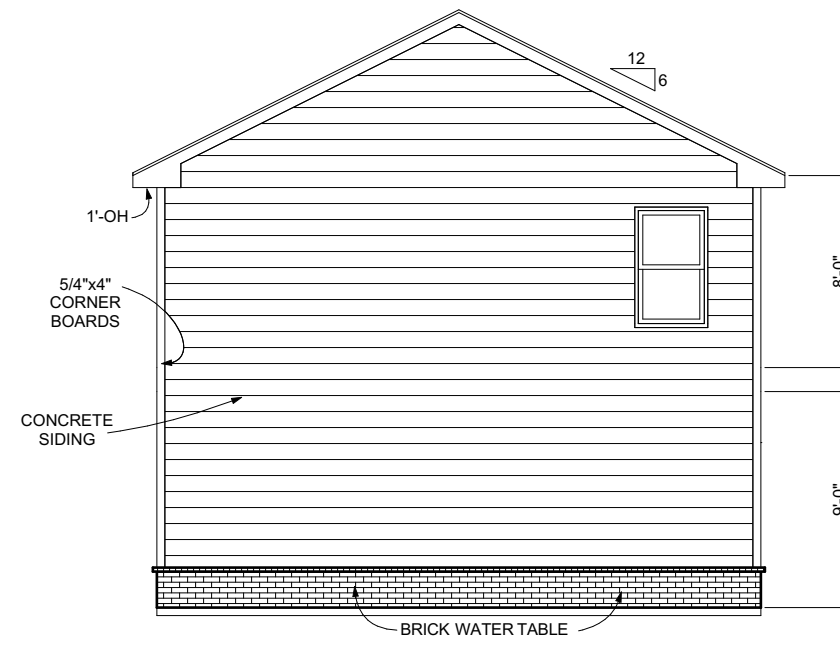
DATE:
8-6-24

SHEET:

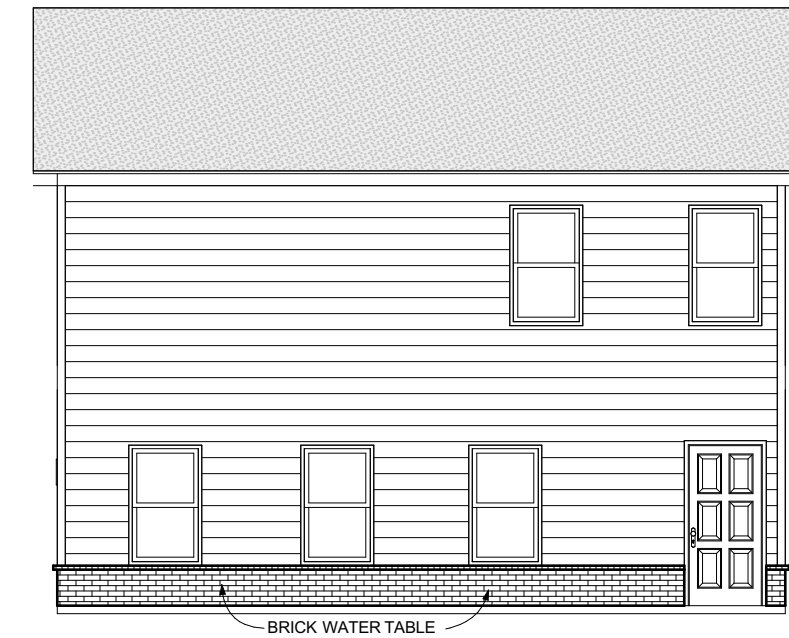
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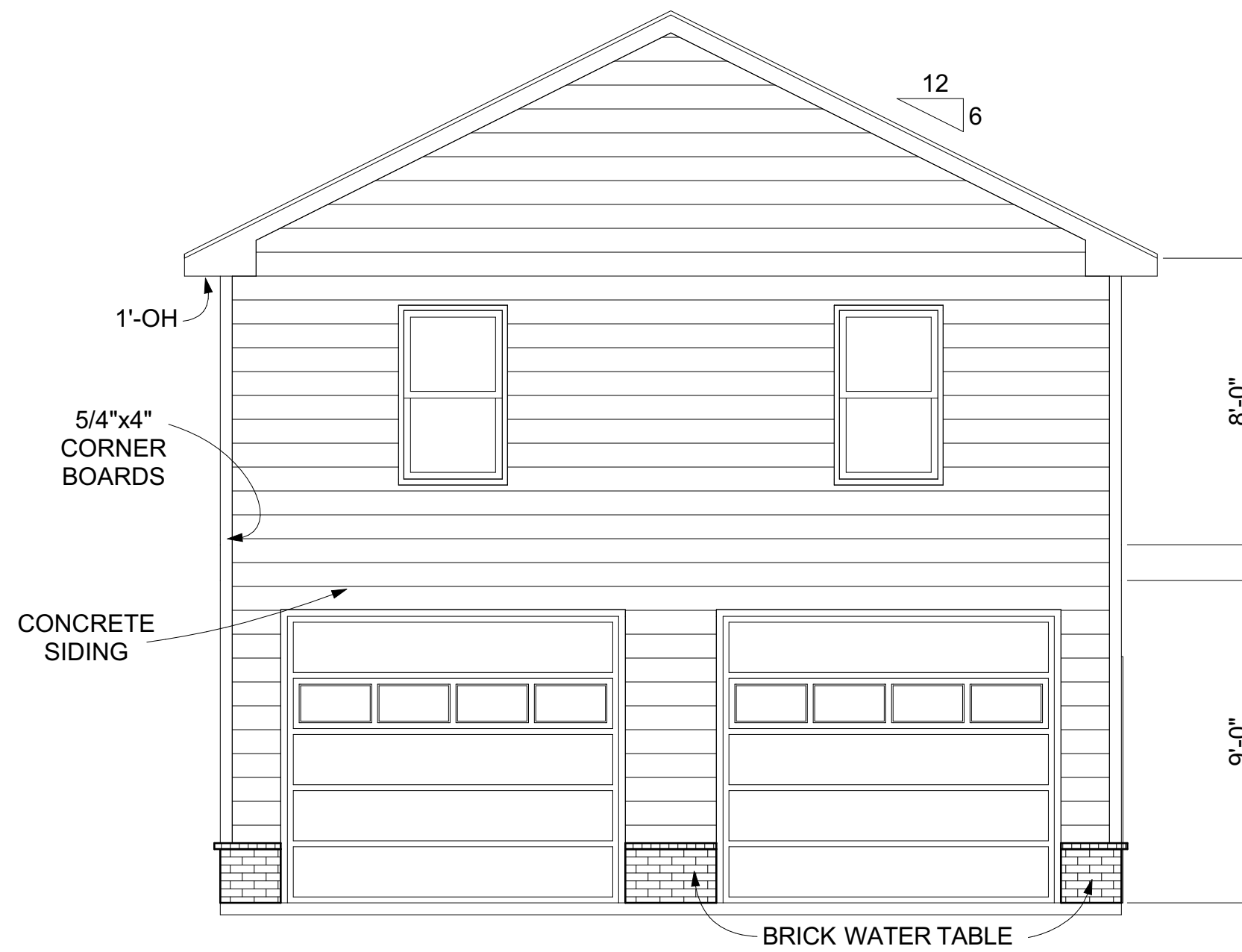
LEFT ELEVATION
1/8"----1'-0"



REAR ELEVATION
1/8"----1'-0"



RIGHT ELEVATION
1/8"----1'-0"



FRONT ELEVATION
1/4"----1'-0"

18X24 PAPER

REV.

DATE 9-25-24

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265 SKYRIDGE DRIVE
SANDY SPRINGS, GA 30350

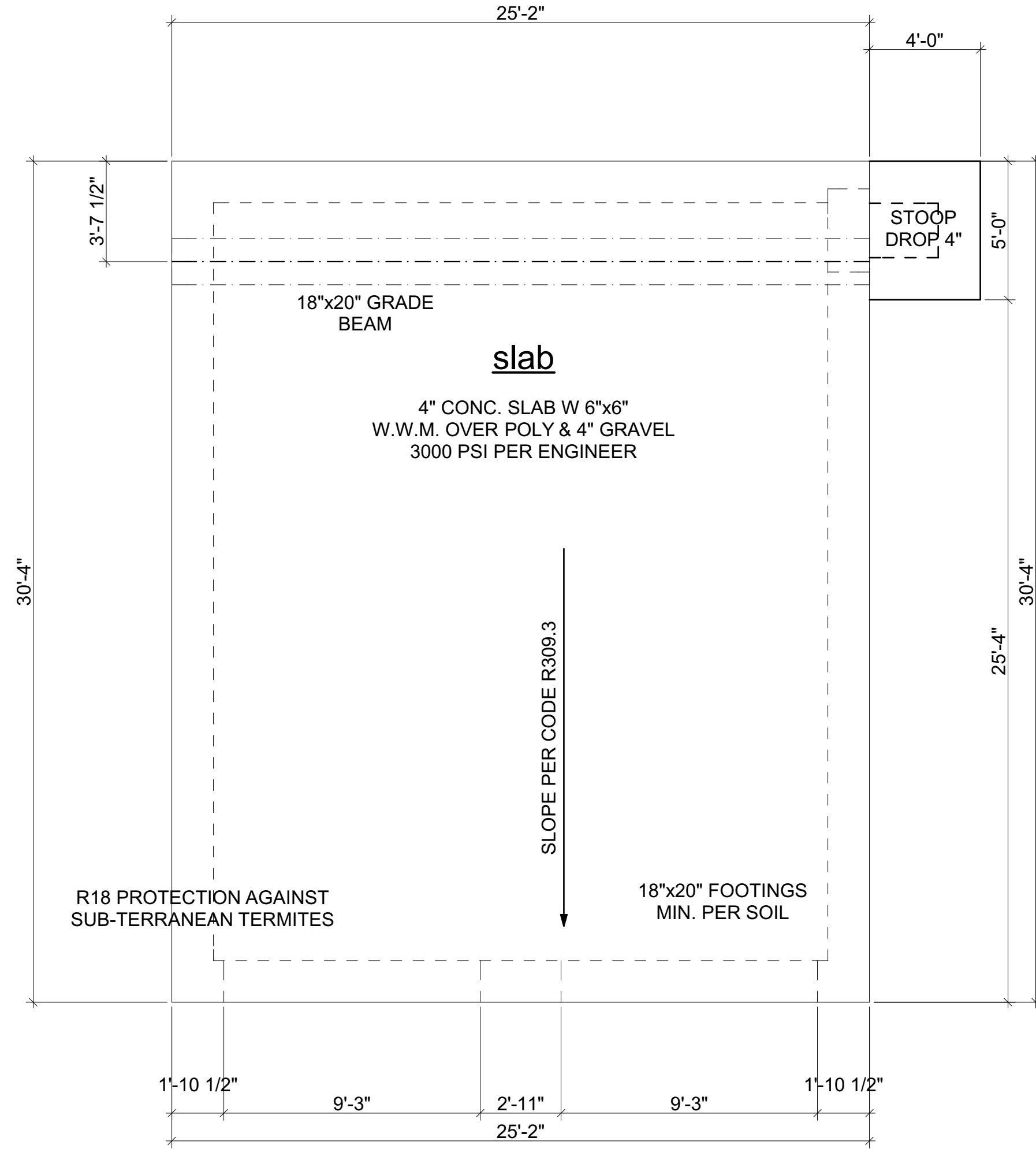
ELEVATIONS

DWG. BY:
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DATE:
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SHEET:

1



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265 SKYRIDGE DRIVE
SANDY SPRINGS, GA 30350
FOUNDATION PLAN

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PWL/SAM

DATE:
8-6-24

SHEET:

2

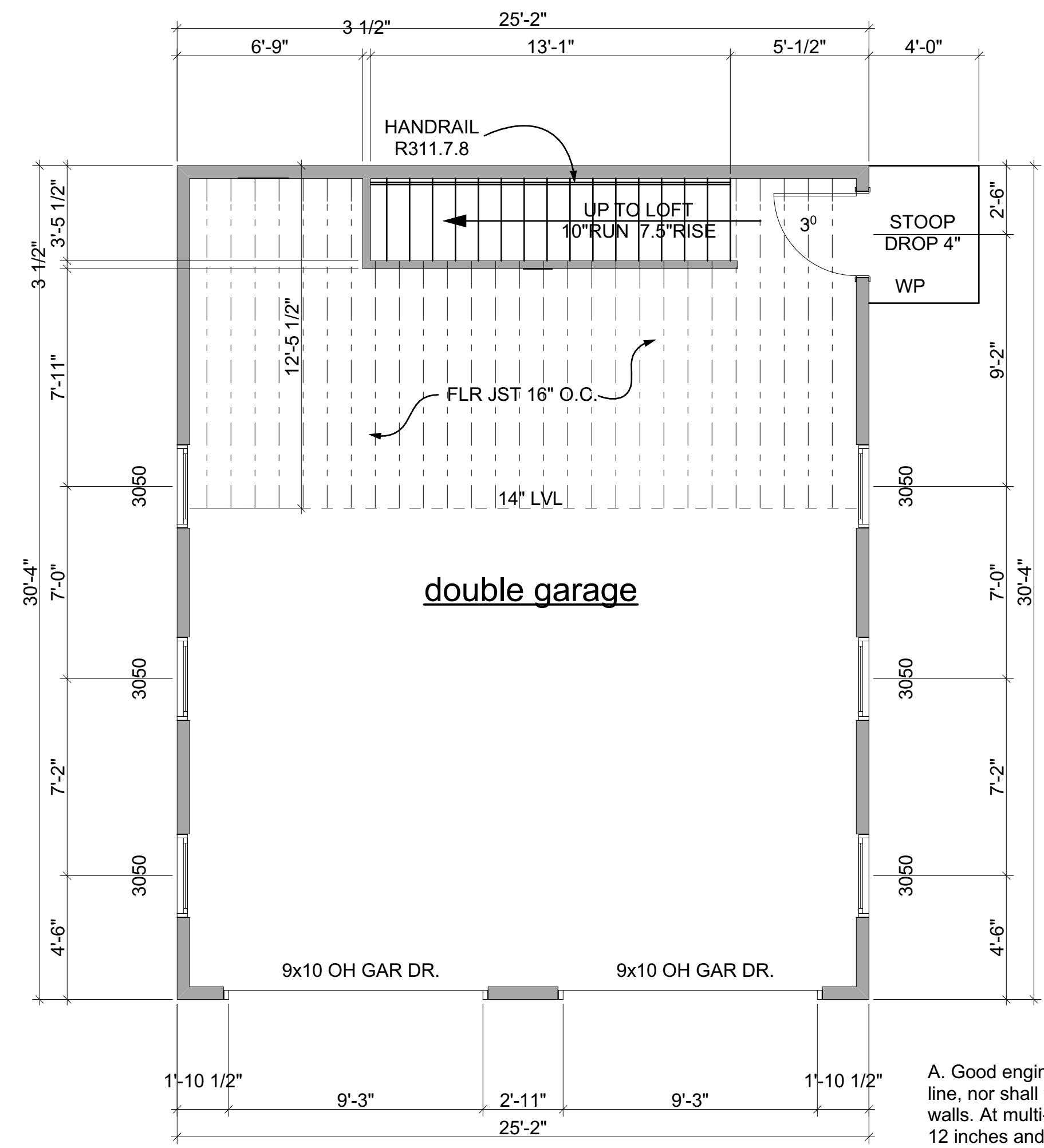
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REV.
NOTES PER SANDY SPRING

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CEILING HEIGHTS	
GARAGE LEVEL	9'-0"
LOFT LEVEL	8'-0"
WINDOW HDR	6'-8"

SQUARE FOOTAGE	
GARAGE	763
LOFT	314

LIGHT SCHEDULE/CODES	
⊕	LIGHT FIXTURE
G.F.C.I. R3901 ⊕	G.F.C.I. OUTLET R3901
A.F.C.I. ⊕	A.F.C.I. PER 2017 NEC CODE LOFT 15 AMP GARAGE AND ALL EXTERIOR 20 AMP
WP ⊕	WATER PROOF OUTLET
⊕	120V OUTLET
⊕	LIGHT SWITCH
⊕ SD	SMOKE DETECTOR TO COMPLY WITH R314
⊕ CD	CARBON DETECTOR TO COMPLY WITH R315

- A. Good engineering practice: Horizontal sheathing joints shall not occur at the floor line, nor shall vertical or horizontal joints align with sides of openings in the exterior walls. At multi-story walls, sheathing panels shall overlap the floor line by a minimum of 12 inches and extend a minimum of 12 inches below the bottom of the floor structure.
- B. Unless your braced wall panels have been engineered, hold-downs must be provided on either side of all large exterior wall openings greater than 6 feet in width (at the narrow-braced wall panels). At such openings we require Simpson HTT5 (or equivalent) hold downs at the floor plate and straps at the top.
- C. Garage door headers shall extend past the door jamb framing a minimum of 16 inches, or the full width of the braced wall panel adjacent to the door if that is less than 16 inches.
- D. Each roof rafter shall be tied down to both double top plates with straps of sufficient length to span from the roof rafter, across the band at the ceiling joists, and extending, at a minimum, to the bottom of the lower plate.
- E. Please note the Sandy Springs foundation anchorage requirement: Plate washers that are a minimum of 0.229" x 3" x 3" shall be provided for all anchor bolts, between the sill plate and the nut.

18X24 PAPER SCALE 1/4" = 1'-0"

REV.	NOTES PER SANDY SPRING
DATE	9-25-24

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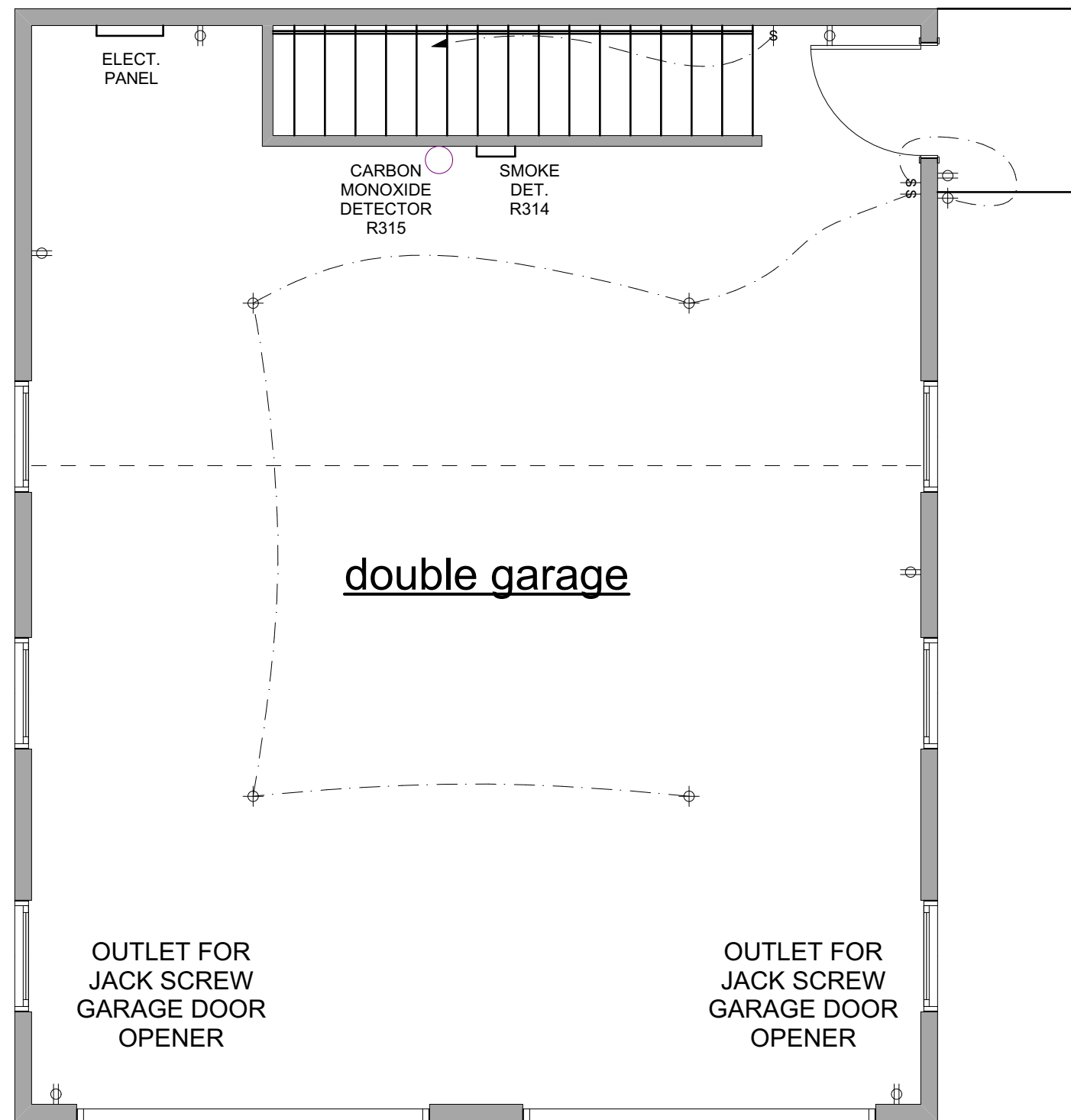
265 SKYRIDGE DRIVE
SANDY SPRINGS, GA 30350
FIRST FLOOR

DWG. BY:
PWL/SAM

DATE:
8-6-24

SHEET:
3

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LIGHT SCHEDULE/CODES	
⊕	LIGHT FIXTURE
G.F.C.I. R3901 ⊕	G.F.C.I. OUTLET R3901
A.F.C.I. ⊕	A.F.C.I. PER 2017 NEC CODE LOFT 15 AMP GARAGE AND ALL EXTERIOR 20 AMP
WP ⊕	WATER PROOF OUTLET
⊕	120V OUTLET
\$	LIGHT SWITCH
SD ⊕	SMOKE DETECTOR TO COMPLY WITH R314
CD ⊕	CARBON DETECTOR TO COMPLY WITH R315

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265 SKYRIDGE DRIVE
SANDY SPRINGS, GA 30350
FIRST FLOOR ELEC.

DWG. BY:
PWL/SAM

DATE:
8-6-24

SHEET:

3E

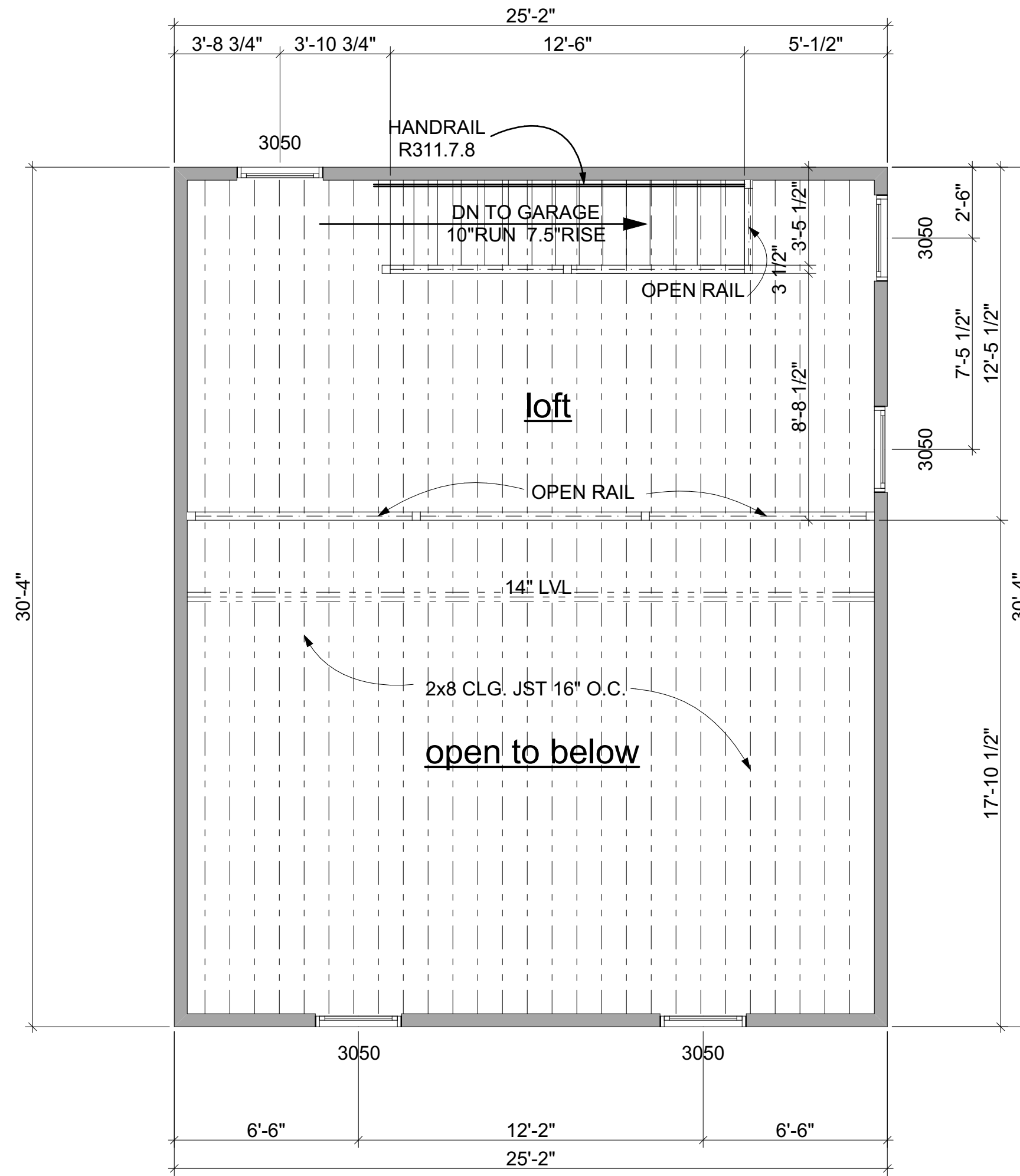
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SECOND FLOOR

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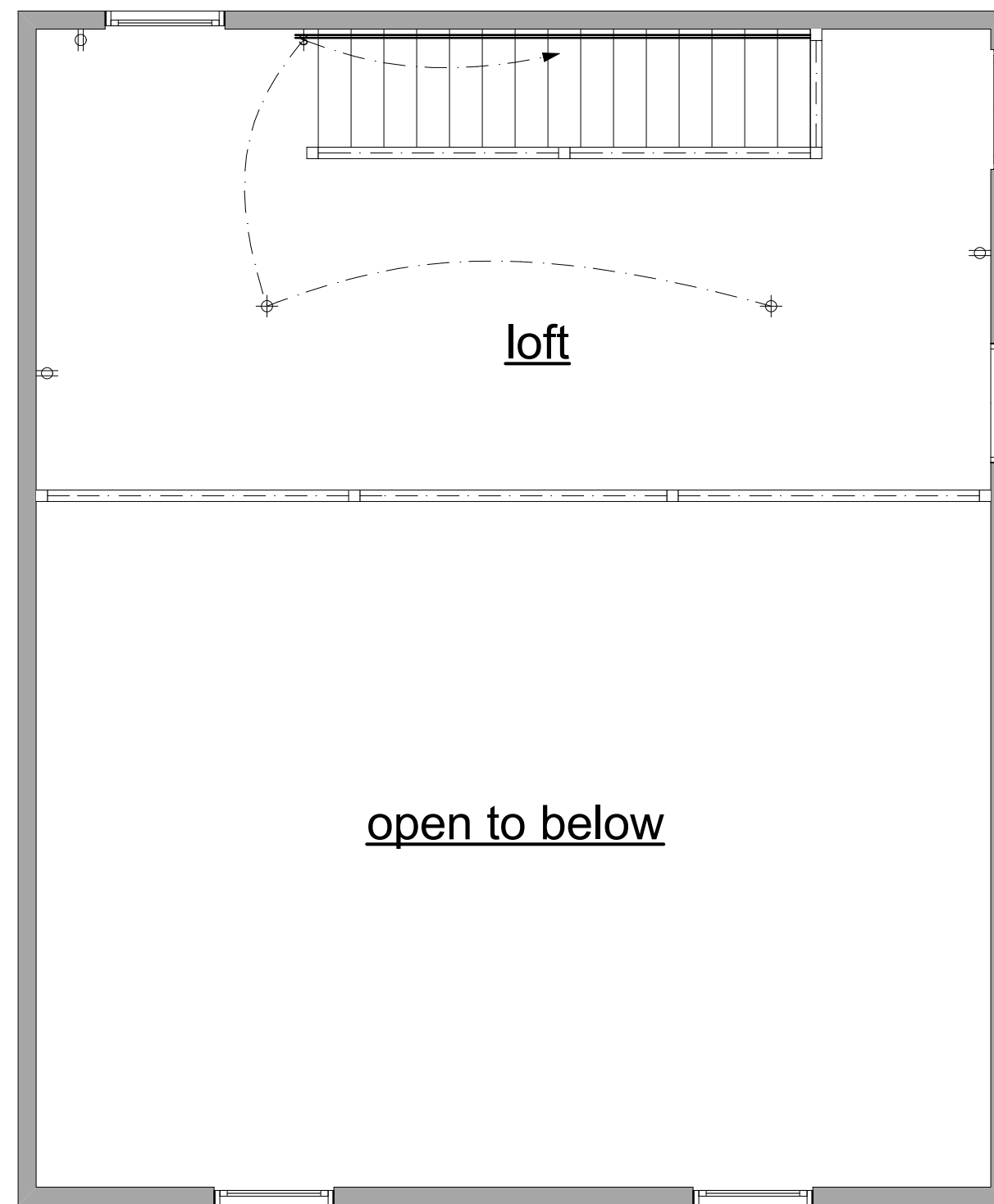
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	9-25-24	

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DATE:
8-6-24

SHEET:
4

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- A. Good engineering practice: Horizontal sheathing joints shall not occur at the floor line, nor shall vertical or horizontal joints align with sides of openings in the exterior walls. At multi-story walls, sheathing panels shall overlap the floor line by a minimum of 12 inches and extend a minimum of 12 inches below the bottom of the floor structure.
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LIGHT SCHEDULE/CODES	
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G.F.C.I. R3901 ⊕	G.F.C.I. OUTLET R3901
A.F.C.I. ⊕	A.F.C.I. PER 2017 NEC CODE LOFT 15 AMP GARAGE AND ALL EXTERIOR 20 AMP
WP ⊕	WATER PROOF OUTLET
⊕	120V OUTLET
⌘	LIGHT SWITCH
⊠ SD	SMOKE DETECTOR TO COMPLY WITH R314
⊠ CD	CARBON DETECTOR TO COMPLY WITH R315

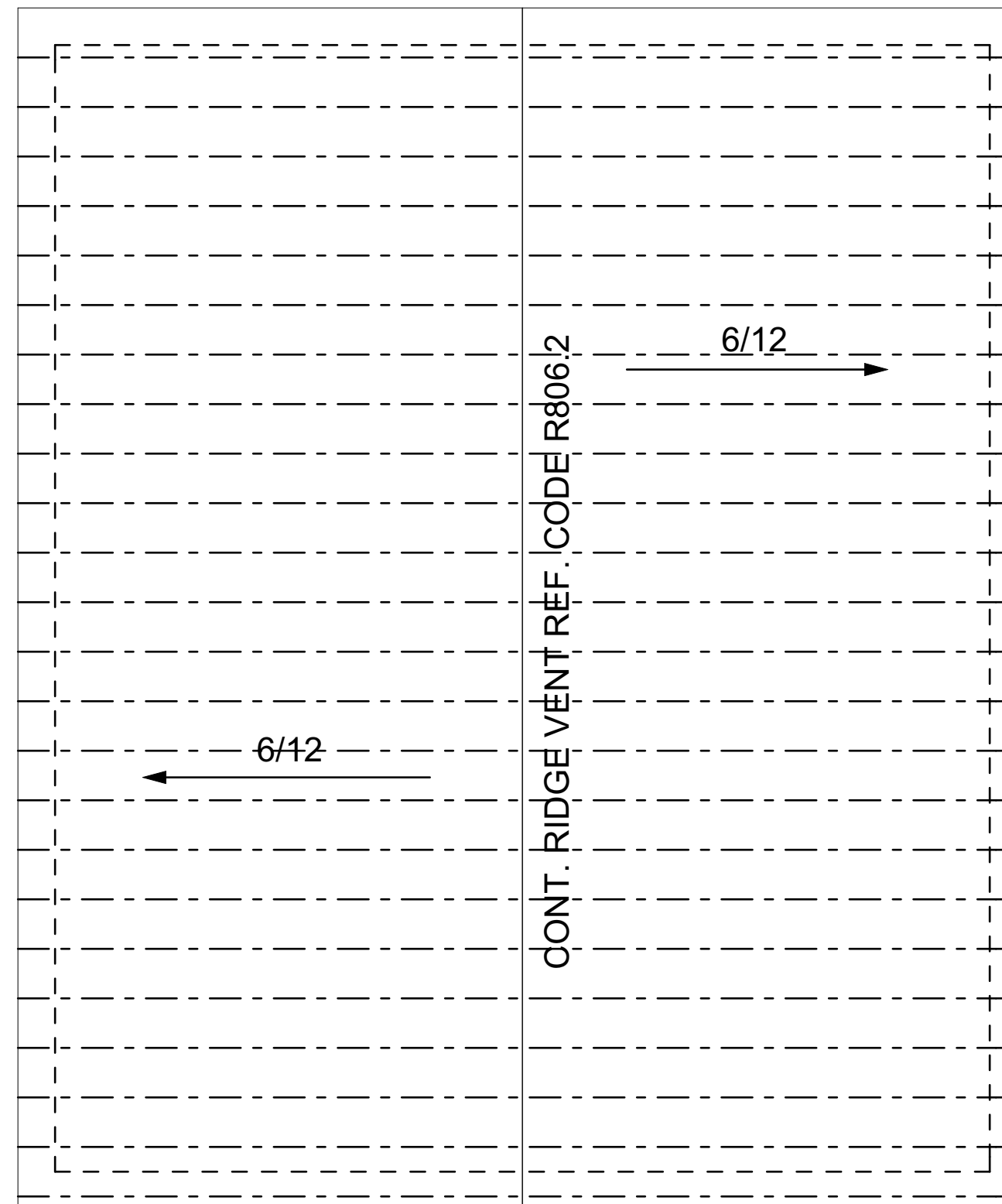
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265 SKYRIDGE DRIVE SANDY SPRINGS, GA 30350		SECOND FLOOR ELEC.	
DWG. BY: PWL/SAM			
DATE: 8-6-24			
SHEET: 4E			

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STICK FRAME #2 2x8 CLG JST.
 W/2x8#2 RAFTERS 16" O.C.
 2x10 RIDGE BOARD



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ROOF PLAN

265 SKYRIDGE DRIVE
 SANDY SPRINGS, GA 30350

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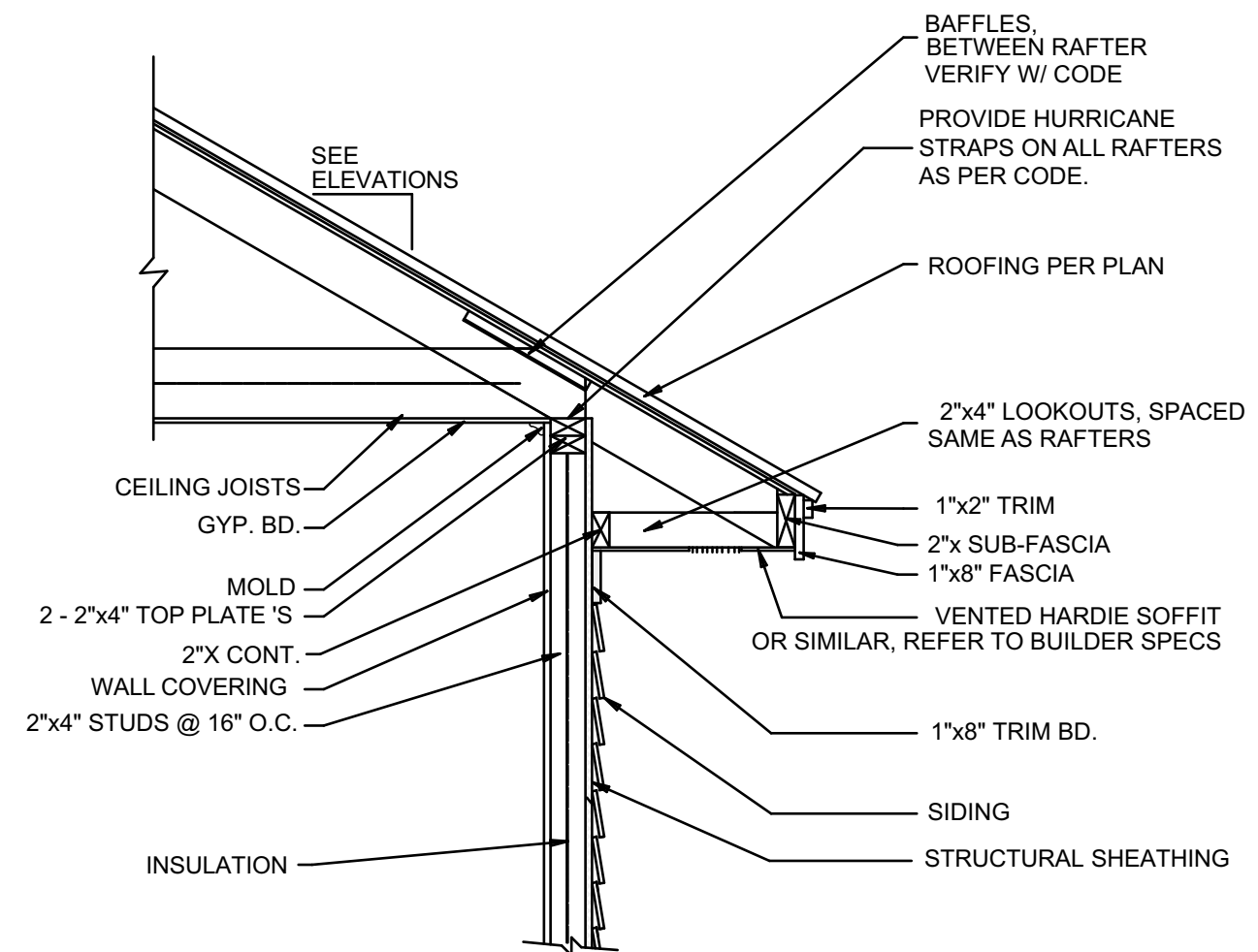
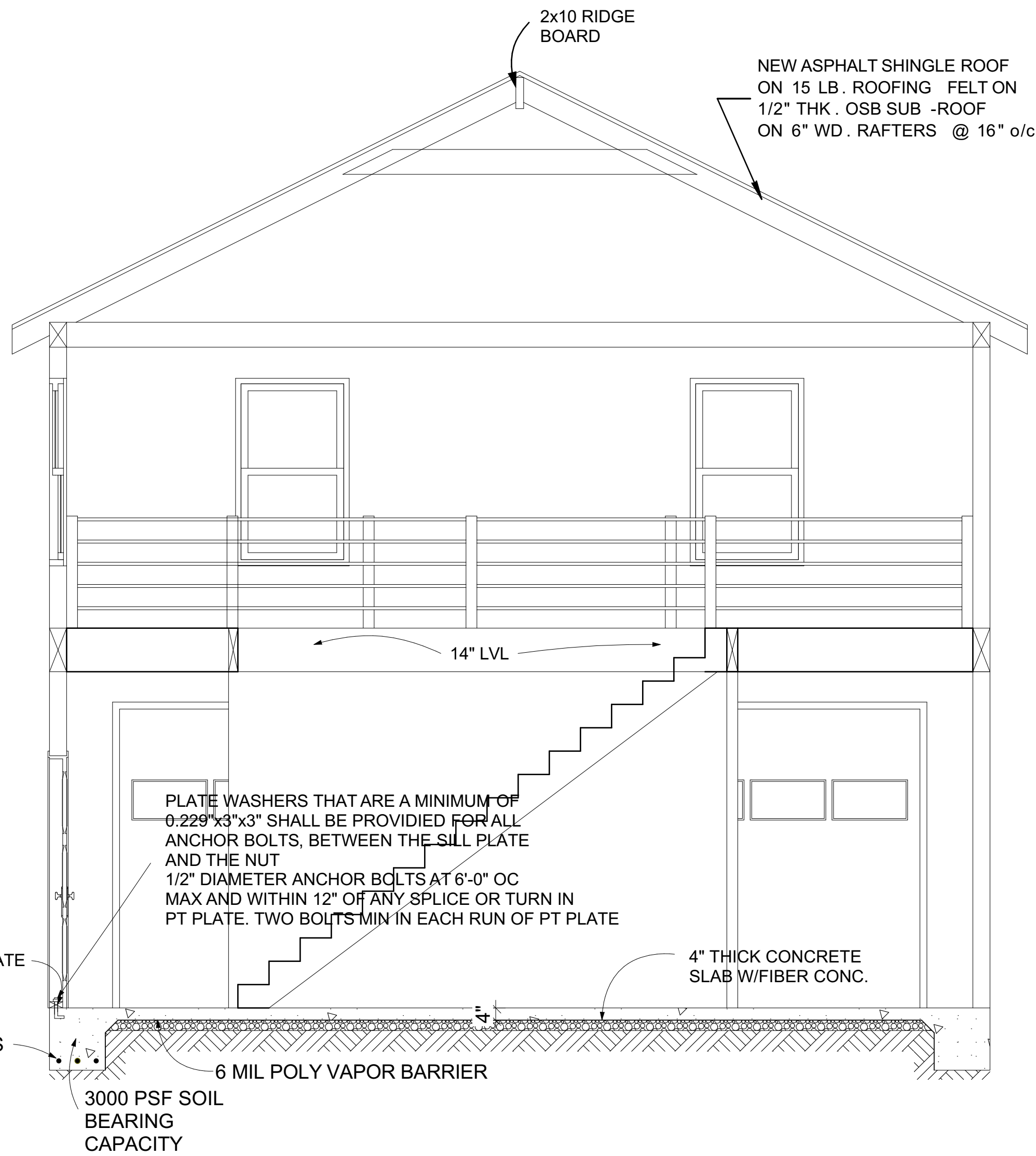
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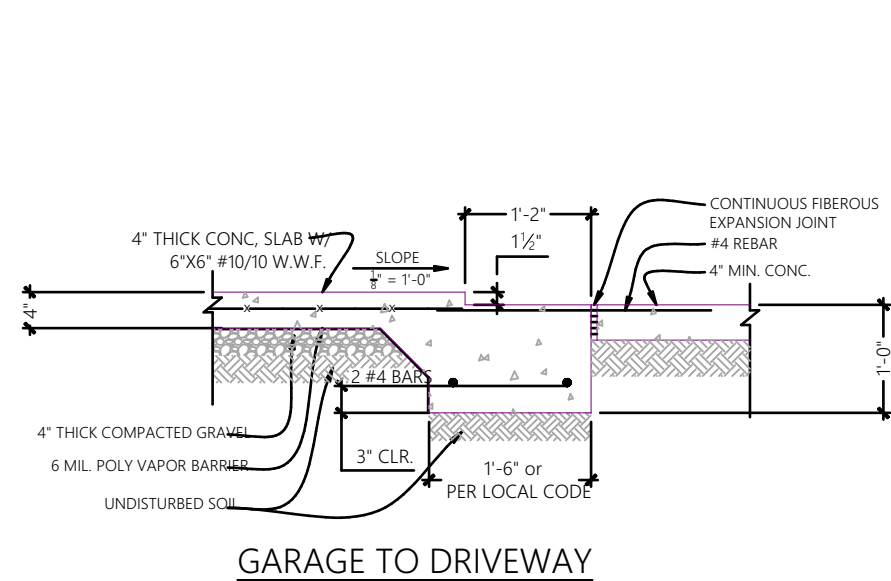
DATE	9-25-24
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REV.	NOTES PER SANDY SPRINGS
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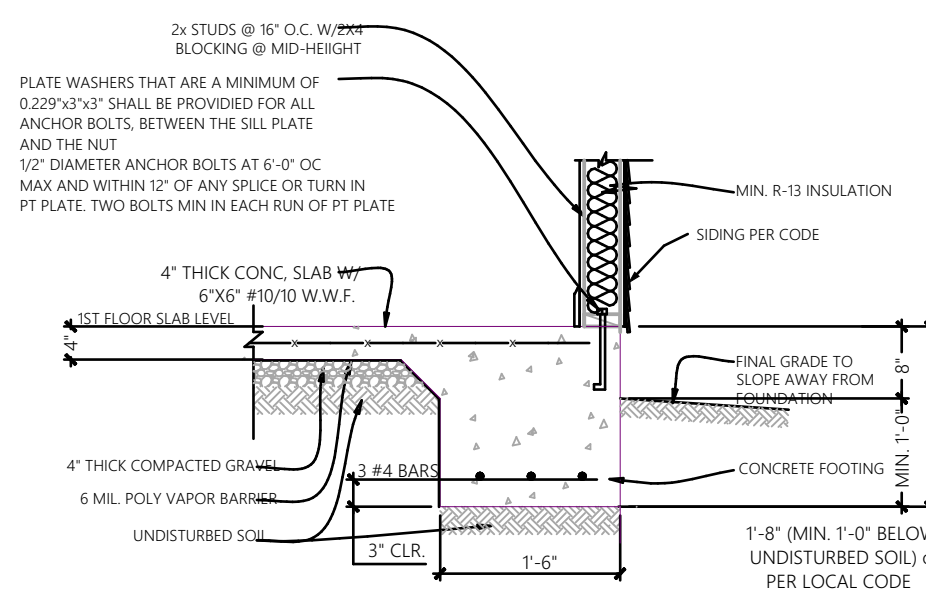


TYP. CORNICE DETAIL

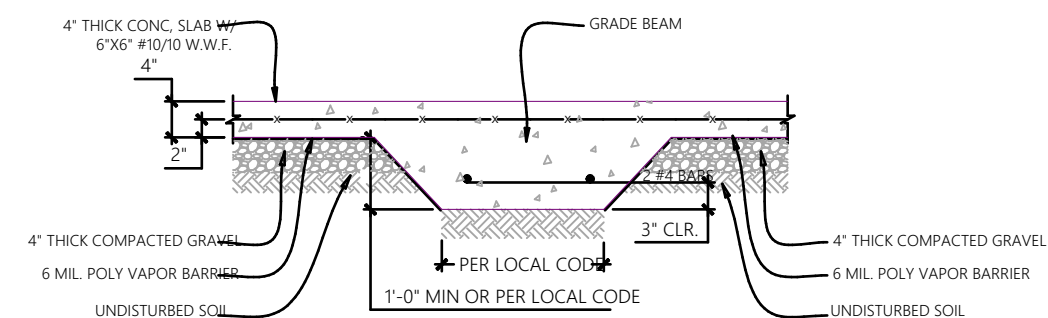
NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.
 NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.



GARAGE TO DRIVEWAY



FOOTING W/LEDGE



GRADE BEAM DETAIL

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DETAIL PAGE

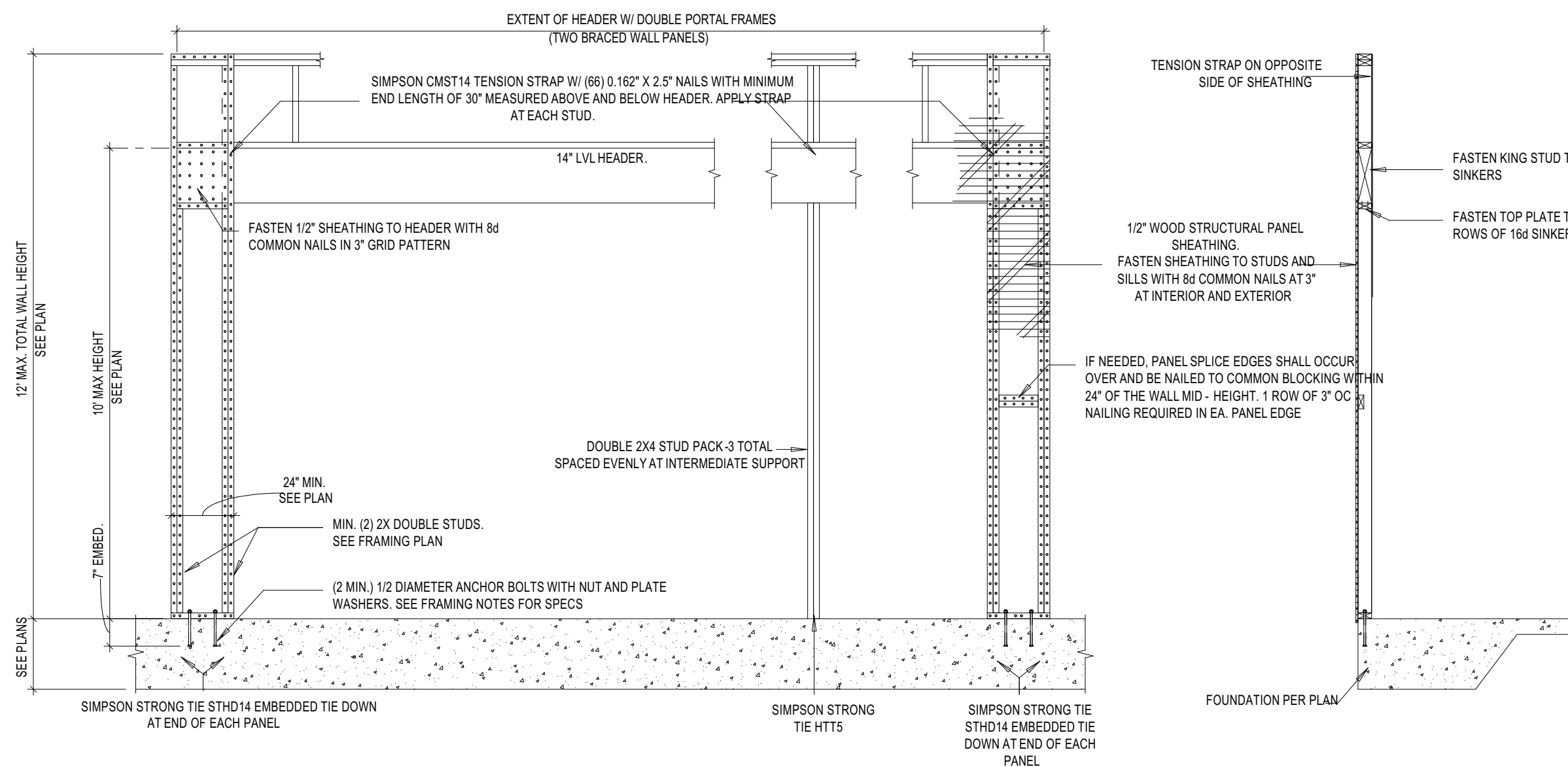
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DATE: 8-6-24

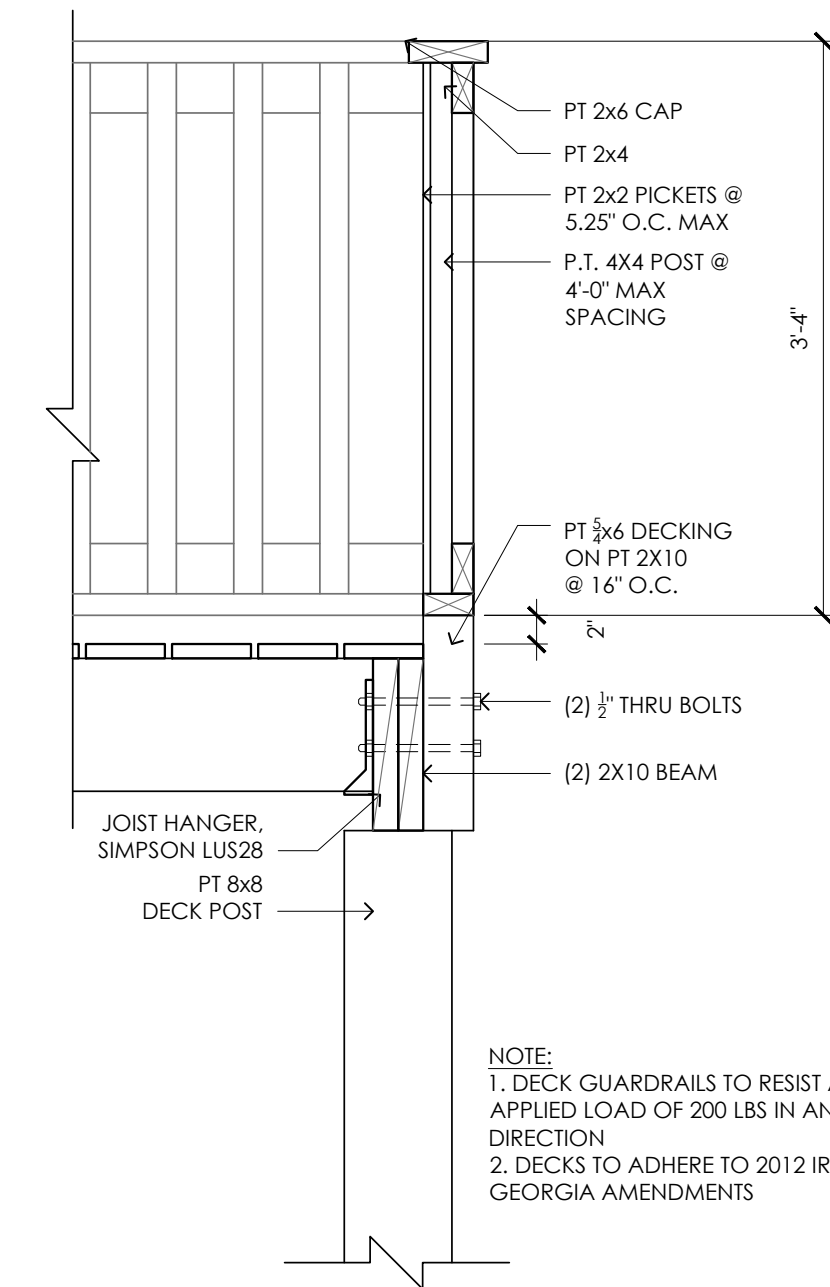
SHEET:

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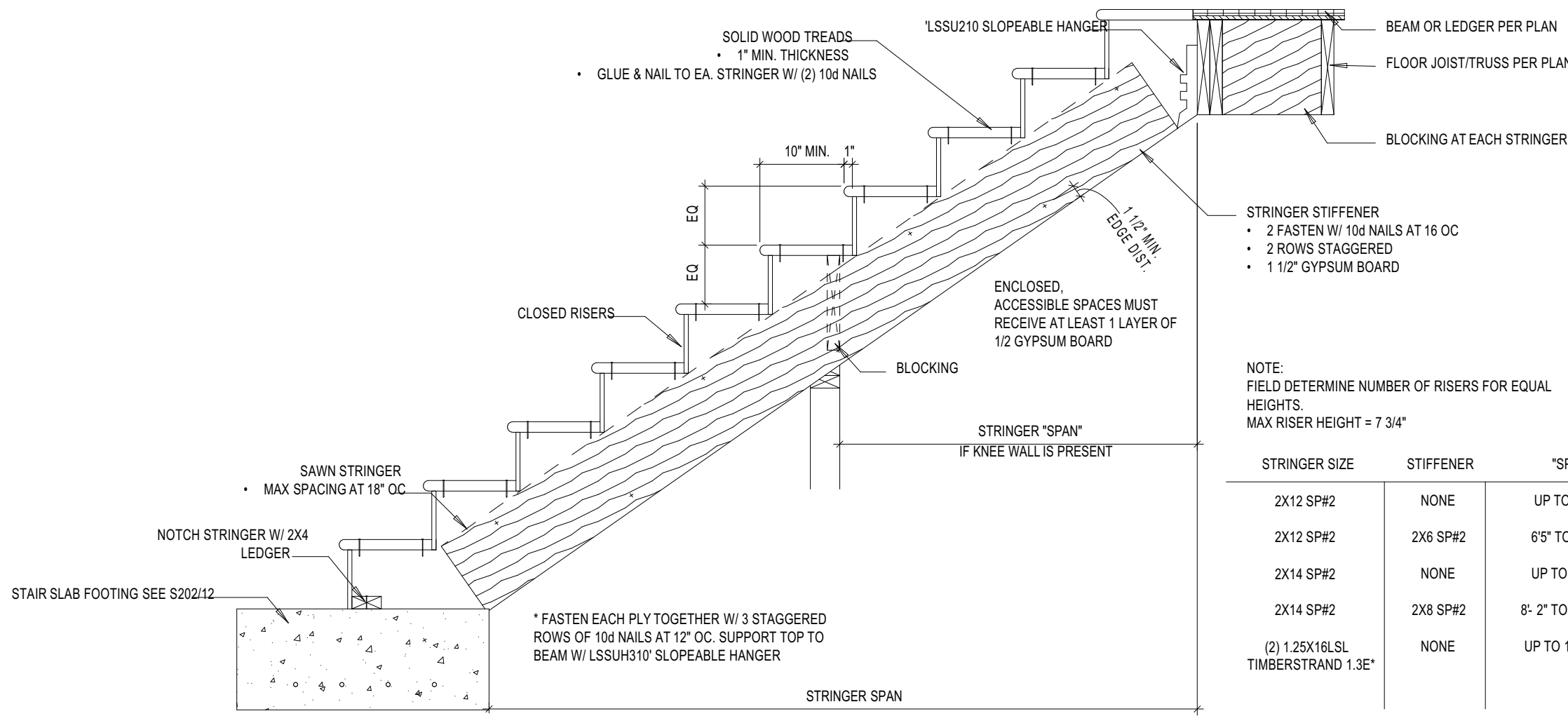
C:\Users\samra\Dropbox\Arch\CAD Plans\custom plans\MIKE OGBURN GARAGE/GARAGE ADDITION.pln



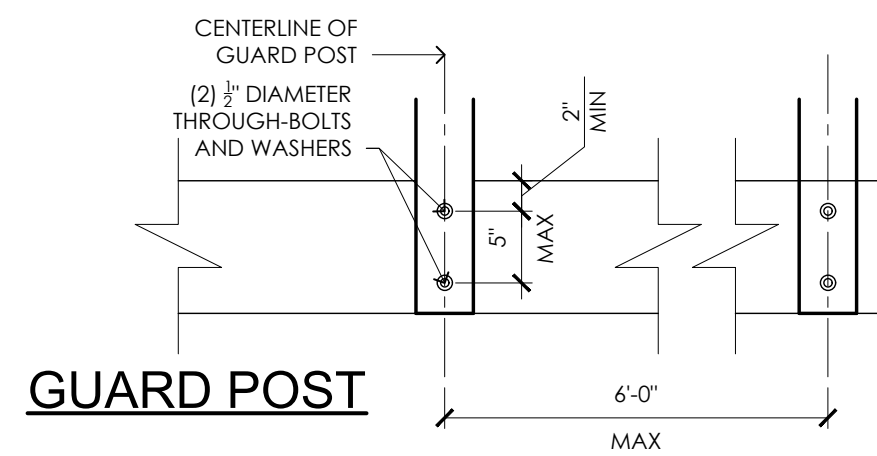
GARAGE PORTAL FRAMING DETAIL



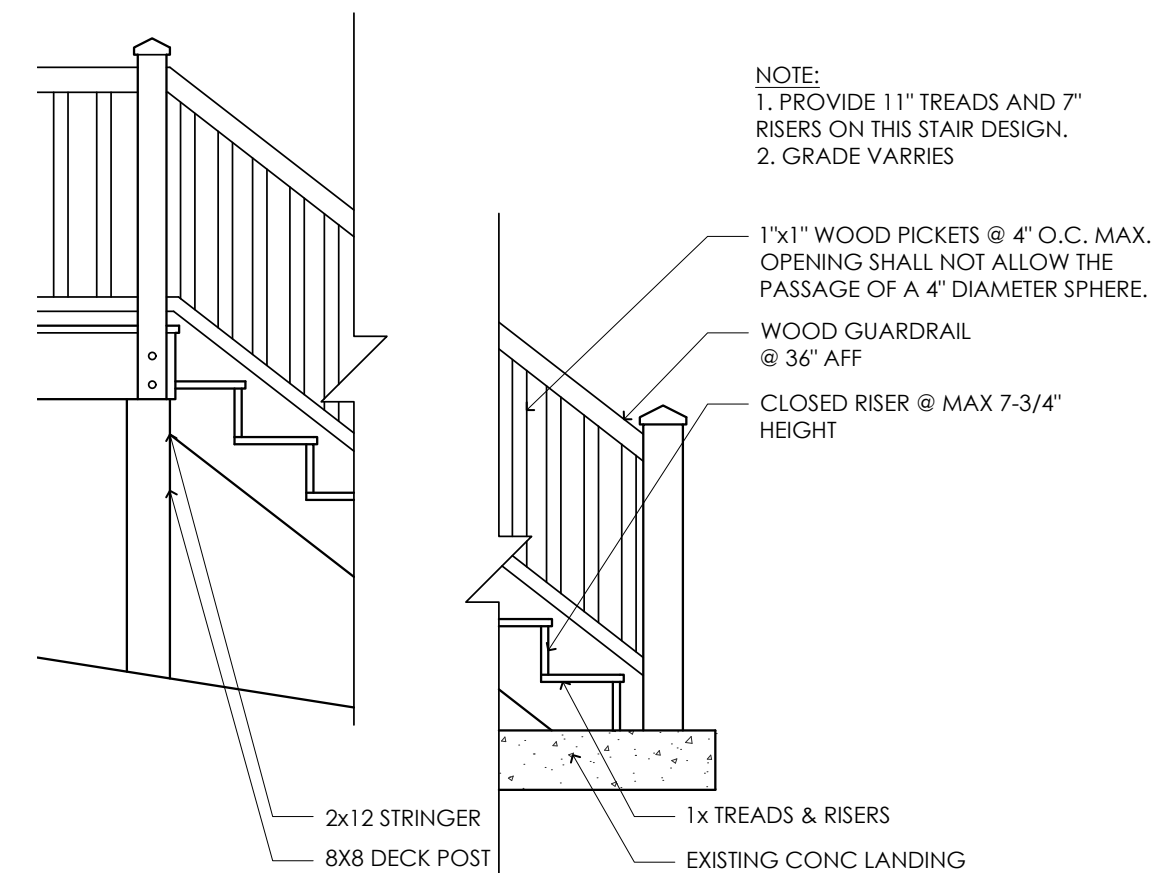
TYP. STAIR DETAIL



STAIR DETAIL AT CONCRETE SLAB



GUARD POST



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265 SKYRIDGE DRIVE
SANDY SPRINGS, GA 30350

DETAIL PAGE

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7

Board of Appeals

April 2, 2025



SANDY SPRINGS™

GEORGIA

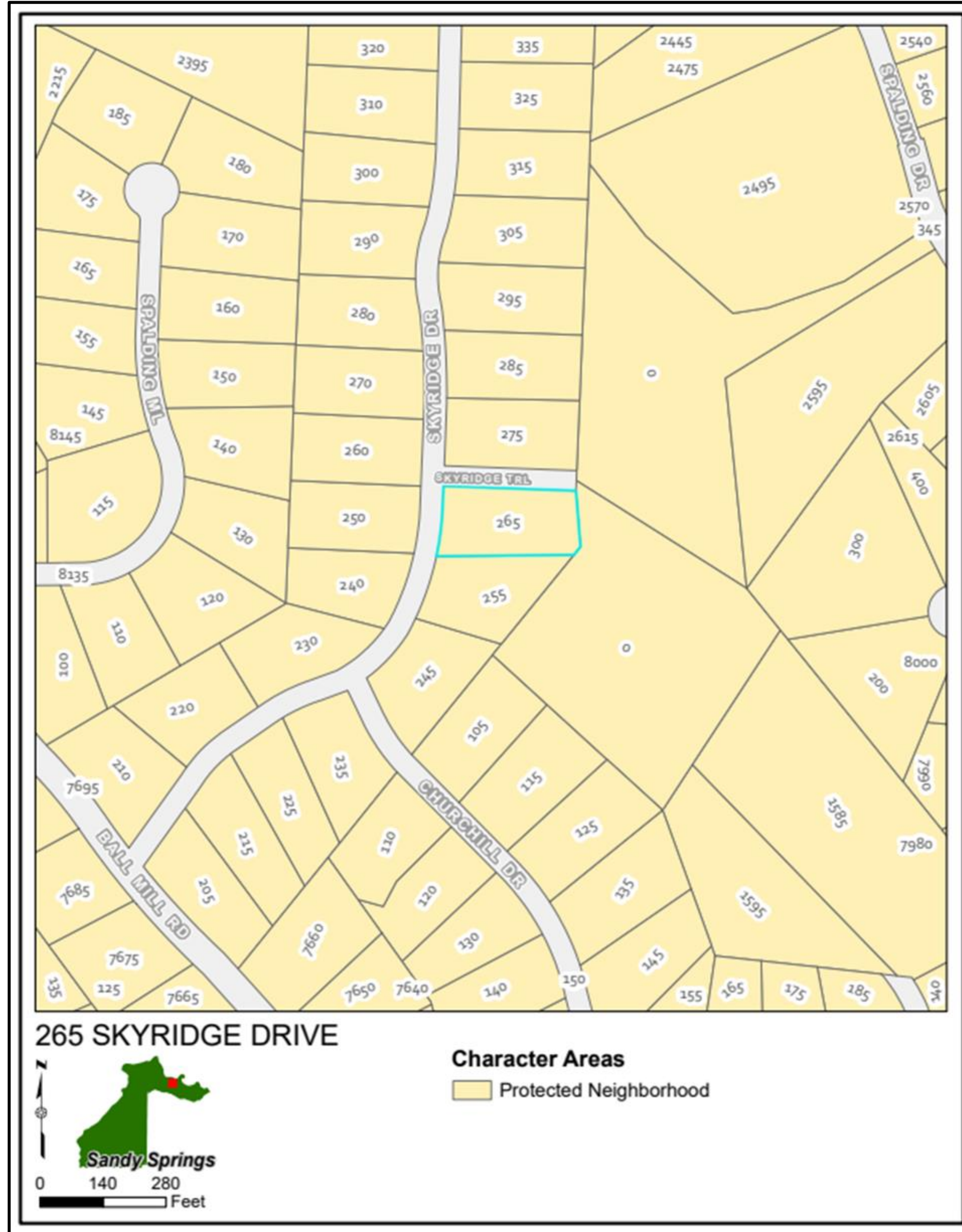
V-24-36
265 Skyridge Drive

STAFF RECOMMENDATION:
Approval with Conditions

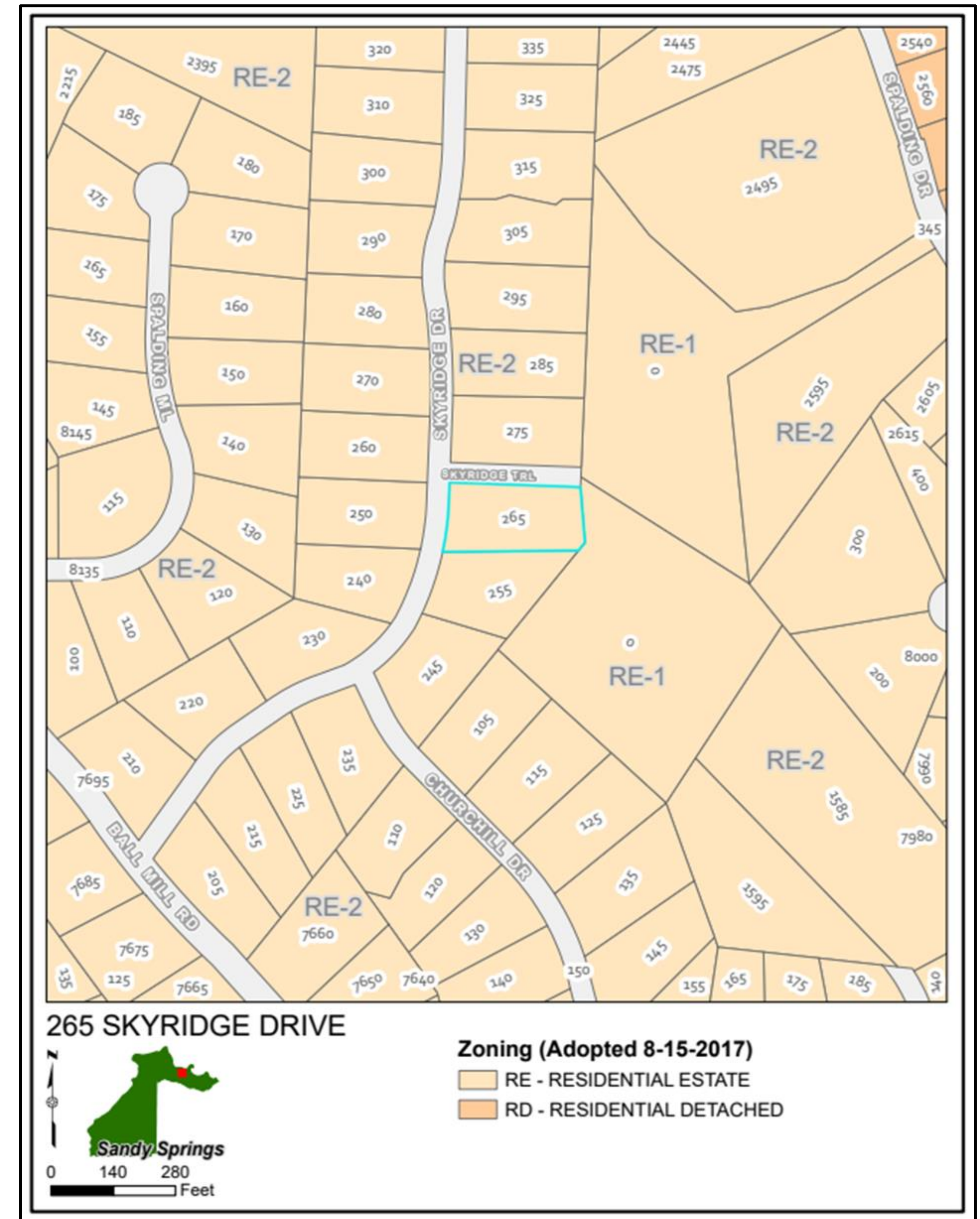
Request

Request for a variance from code sec. 7.8.24. to allow for a detached garage to be located within the 40-foot side street setback and to exceed the height and size requirement.

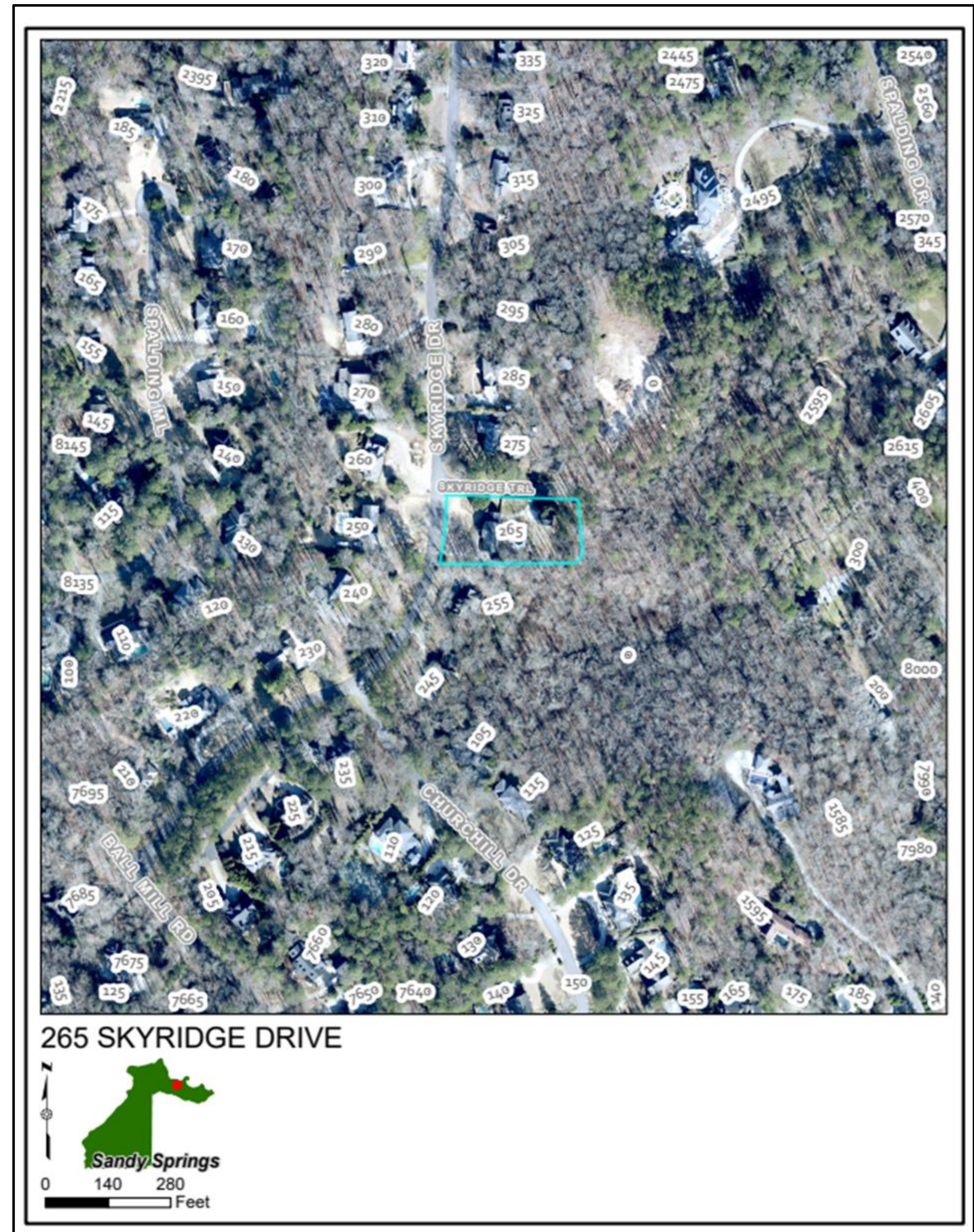
Character Area Map



Zoning Map



Aerial Image



Existing Conditions

- Based on Fulton County records, the present owners acquired the property in 2018, and the home was built in 1974.
- The subject property is designated as RE-2 zoning (Residential Estate – requiring a minimum lot size of 2 acres).
- The 0.95-acre subject property is equipped with a two-story single-family home with a basement, pool, deck, with a rear covered porch. There is also an unpermitted detached garage (*variance subject*).
- The property has a gentle slope from the front of the property to the rear. The corner lot is located within the Skyridge neighborhood and sits in the northeastern portion of the city.
- According to the provided survey, the two-story detached garage is within the 40-foot side street setback by 10 feet and exceeds the height and size requirements of the Code.

Existing Development



View of the home looking east from Skyridge Drive



View of unpermitted garage on Skyridge Trail

Existing Development



View of the garage from the intersection looking east

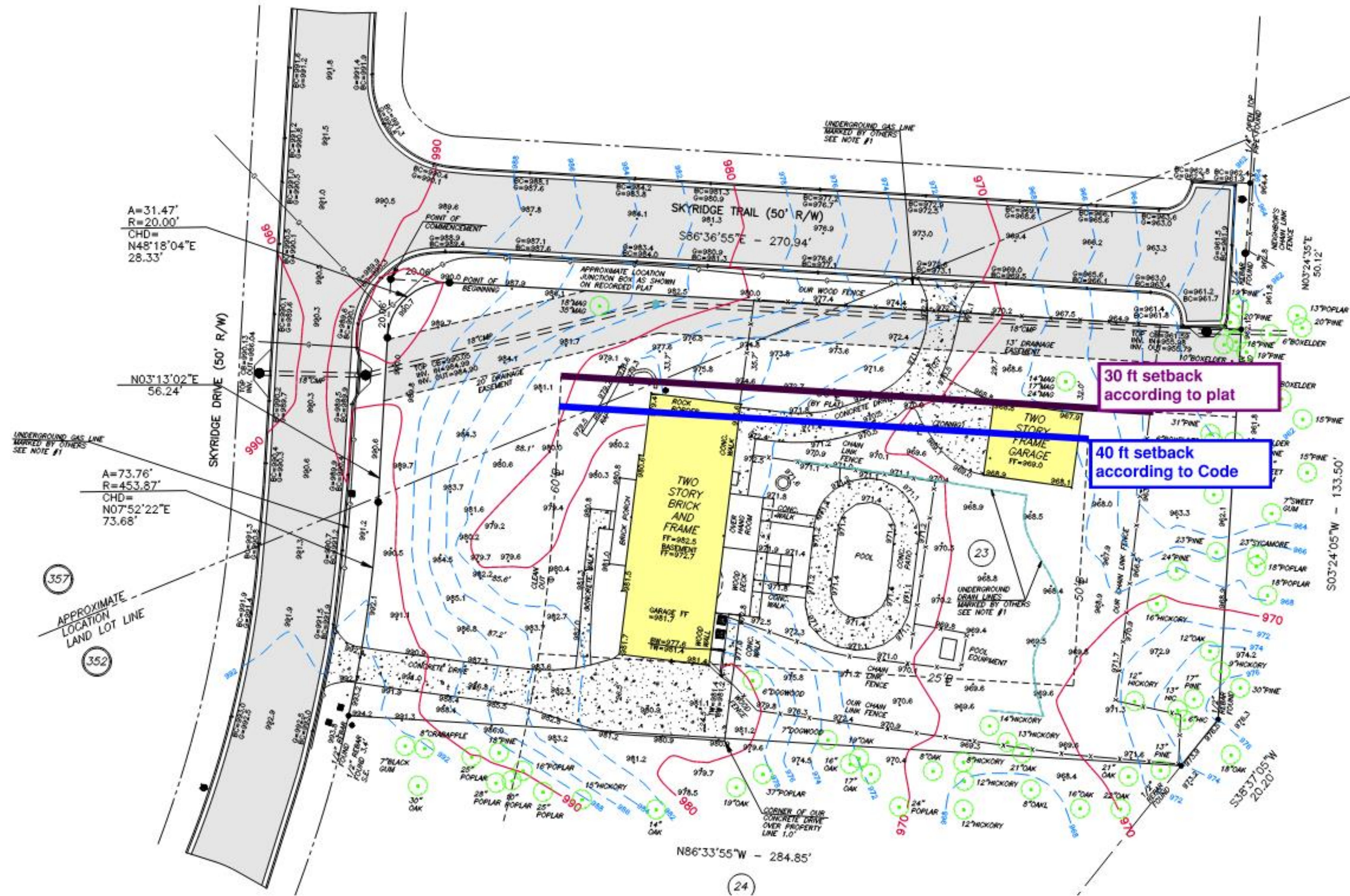


View of septic line from garage

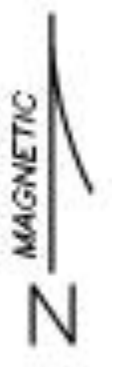
Variance Request

- The applicants are seeking a variance to retain a 763 square-foot detached garage to be located within the 40-foot side street setback and to exceed the height and size requirement.
- The homeowners constructed the two-story garage in 2023 without a permit to replace a prior shed.
- Per the Development Code Sec 7.8.24.2.c. *“Major residential accessory structures must comply with applicable building setbacks if their footprint exceeds 500 square feet.”*
- Per the Development Code Sec 7.8.24.2.d. *“A major residential accessory structure may not exceed 24 feet in height. If located within the required building setbacks, a major residential accessory structure may not exceed 15 feet in height.”*

As-B-Built with Staff's Markups



53
SPALDING HILLS
UNIT 3
PB 110 PG 24
#2500
N/F
DAVID C. COOPER
DB 38615 PG 450



Variance Considerations

Variations will only be granted upon showing that:

- **The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;**
 - The Code specifies that major residential accessory structures exceeding 500 square feet are prohibited within the setback. The 736-square-foot garage, is located 30 feet from the side street setback, therefore, violates the development code. A key priority outlined in the Next 10 Comprehensive Plan is to preserve and enhance neighborhood character and quality of life. Major residential accessory structures, such as a detached garage, are typical in RE-1 and RE-2 zoning districts like this and contribute to maintaining its character.
- **The conditions on which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property;**
 - The 0.95-acre property is not typical for RE-2 (min. 2-acre) zoning. This lot is 1.05 acres smaller than the Residential Estate 2-acre minimum zoning category that it is assigned. According to the as-built survey, there is a septic field approximately five feet away from the garage that cannot be built on. This property is one of only two lots interior to the subdivision that is subjected to the corner lot setback.
- **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;**
 - Staff believes that applying the Development Code would pose an extraordinary hardship as the lot is significantly smaller than two acres, has a limiting septic field in the buildable area, and has the larger setback requirement for the side street. Strict adherence to the side street setback requirements would unfortunately prevent the applicant from retaining the garage.

Recommendation

- Staff recommends **Approval with Conditions of Variance V-24-36**, a request for a variance from code sec. 7.8.24. to allow for a detached garage to be located within the 40-foot side street setback and to exceed the height and size requirement with the following conditions:
 - Screen the garage from Skyridge Trail with trees approved by the Arborist;
 - Pool enclosure shall comply with the International Pool and Spa Code;
 - Install a moderately enhanced landscape strip in compliance with Sec. 8.3.10. along Skyridge Trail subject to approval by the Director and,
 - Construction must be substantially similar to site plan provided.