



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1
Steve Soteres – District 2
Chris Burnett – District 3
Jody Reichel – District 4
Tibby DeJulio – District 5
Andy Bauman – District 6

Tuesday, November 3, 2020

Regular Meeting

Following Work Session

The November 3, 2020 City Council Meetings will be held via Live-stream.

Live-stream:	Sandy Springs Facebook: https://www.facebook.com/SandySpringsGA/
	Zoom Webinar: http://spr.gs/mcc1132020
Teleconference:	Dial Options (for higher quality, dial a number based on your current location):
	• 1 312 626 6799 • 1 646 558 8656 • 1 301 715 8592 • 1 253 215 8782
	Webinar ID: 845-2383-9031
Public Comment	Public Comment Cards may be submitted online: http://www.sandyspringsga.gov/government/public-meetings-calendar



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Andy Bauman – District 6

Tuesday, November 3, 2020

Regular Meeting

Following Work Session

- I. Call to Order** - - Mayor Rusty Paul
- II. Roll Call and General Announcements** - - Interim City Clerk
- III. Pledge of Allegiance** - - Mayor Rusty Paul
- IV. Public Comment**
- V. Approval of Meeting Agenda**
- VI. Consent Agenda**
 - A. 2020-268** Meeting Minutes
October 20, 2020 Work Session
October 20, 2020 Regular Meeting
 - B. 2020-269** Request for Mayor and City Council Consideration of the 2021 City Employee Holiday Calendar
(Presented by James Henderson, HR Director)
 - C. 2020-270** Request for Mayor and City Council to Accept the Transfer of Ownership Between Fulton County and the City of Sandy Springs as to the Heards Ferry Fire Station No: 53 and Quitclaim the City's interests in Fire Station No: 53 to the City of Sandy Springs Public Facilities Authority
(Presented by Dan Lee, City Attorney)



SANDY SPRINGS

GEORGIA

- D. **2020-271** Request for Mayor and City Council Consideration of Acceptance of a Real Estate Agreement of a Permanent Drainage Easement and Temporary Construction Easement on Property Located in Land Lot 15 of the 17th District, City of Sandy Springs, Fulton County, Georgia
(Presented by William H. Martin, Jr., AIA, Public Works Director)
- E. **2020-272** Request for Mayor and City Council Consideration Acceptance of Permanent Drainage Easements on Property Located in Land Lot 176 of the 17th District, City of Sandy Springs, Fulton County, Georgia
(Presented by William H. Martin, Jr., AIA, Public Works Director)
- F. **2020-273** Consideration to Apply for a Thriving Earth Exchange Project, to Assist with the Implementation of Green Infrastructure
(Presented by Catherine Mercier-Baggett, Sustainability Manager)

VII. Public Hearing

- A. **2020-274** Request for Mayor and City Council Approval of 2019 Consolidated Annual Performance Report (CAPER) for Submission to the Department of Housing and Urban Development
(Presented by Madalyn Smith, Planner)
- B. **2020-275** Request for Mayor and City Council Consideration of an Opening of Public Comment Period for an Amendment to the 2020 CDBG Annual Action Plan
(Presented by Madalyn Smith, Planner)
- C. **2020-276** Request for Mayor and City Council Consideration of Approval of River Corridor Review RC20-04, for Property Located at 9755 Roberts Drive
(Presented by Madalyn Smith, Planner)
- D. **2020-277** Request for Mayor and City Council Consideration of Approval of River Corridor Review, RC20-003, for Property Located at 1665 Winterthur Close
(Presented by Madalyn Smith, Planner)
- E. **2020-278** ABL_72553 - Approval of Alcoholic Beverage License Application for Cork & Cask, LLC DBA Taste 1155 Mount Vernon Highway, #430, Sandy Springs, GA 30338. Applicant is Amirali Sultan Kheraj for Retail/Package, Wine, Malt Beverages, and Distilled Spirits.
(Presented by Toni Carlisle, Assistant Finance Director)

VIII. New Business



SANDY SPRINGS

GEORGIA

- A. **2020-279** Request for Mayor and City Council Consideration of Acceptance of a Real Estate Agreement for a Permanent Easement and a Temporary Construction Easement on Property Located in Land Lot 93 of the 17th District, City of Sandy Springs, Fulton County, Georgia
(Presented by William H. Martin, Jr., AIA, Public Works Director)
- B. **2020-280** Request for Mayor and City Council Consideration of Approval to Authorize the City Manager to Execute a Change Order and the Revised Contract for Engineering Design and Survey Services with Columbia Engineering for the Peachtree Dunwoody at Telford Place Safety Improvement Project (T0064)
(Presented by William H. Martin, Jr., AIA, Public Works Director)
- C. **2020-281** Request for Mayor and City Council Consideration of Acceptance of Permanent and Temporary Easements for the Riverside Stormwater Project at Land Lot 166, 17th District, Fulton County, Georgia, Parcel Number 17-0166-0001-026-8
(Presented by Dan Lee, City Attorney)
- D. **2020-282** Request for Mayor and City Council Consideration to Declare City Owned Property Located at 8475 Roswell Road, Sandy Springs, Georgia, as Surplus and To Authorize the Advertisement for Sealed Bids for the Sale of Said Property
(Presented by Dan Lee, City Attorney)
- E. **2020-283** Request for Mayor and City Council Consideration to Approve a Resolution to Appoint John Paulson, and Re-appoint Joe Houseman and Dan Deluzio to the City of Sandy Springs Development Authority
(Presented by Rusty Paul, Mayor)

IX. Reports

- A. **2020-284** Mayor and Council Report
 - 1. Veteran's Day Event
- B. **2020-285** Staff Reports
 - 1. Hurricane Zeta Response

X. Executive Session

- A. **2020-286** Personnel, Real Estate

XI. Adjournment



2021 Holiday Schedule

Friday, January 1, 2021	New Year's Day Holiday
Monday, January 18, 2021	Martin Luther King, Jr. Day Holiday
Monday, February 15, 2021	President's Day Holiday
Monday, May 31, 2021	Memorial Day Holiday
Monday, July 5, 2021	Independence Day Holiday
Monday, September 6, 2021	Labor Day Holiday
Monday, October 11, 2021	Columbus Day Holiday
Thursday, November 25, 2021	Thanksgiving Day Holiday
Friday, November 26, 2021	Day After Thanksgiving Holiday
Friday, December 24, 2021	Christmas Day Holiday



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Toni Boyd, Paralegal

DATE: October 20, 2020 Submission for the November 3, 2020 Meeting

ITEM: Request for Mayor and City Council to Accept the Transfer of Ownership Between Fulton County and the City of Sandy Springs as to the Heards Ferry Fire Station No: 53 and Quitclaim the City's interests in Fire Station No: 53 to the City of Sandy Springs Public Facilities Authority

Recommendation:

The City Attorney recommends the City of Sandy Springs accept the Quitclaim from Fulton County for the property located at 6025 Heards Ferry also known as Sandy Springs Fire Station No: 53. Additionally, the City Attorney recommends, once accepted, the City consider transferring the property to the Public Facilities Authority.

Background:

On or about August 4, 2015 the City of Sandy Springs ("City") entered into a sublease and option to purchase agreement with Fulton County for the lease and subsequent purchase of the fire station located at 6025 Heards Ferry (formerly 6025 Raider Dr) aka Sandy Springs Fire Station No: 53. The City did exercise its option to purchase to which Fulton County agreed and executed a Quitclaim deed in favor of the City.

Discussion:

In order to full consummate the transaction transferring Fire Station No; 53, the City should formally accept the Quitclaim deed. Additionally, transferring the accepted Quitclaim to the Public Facilities Authority would allow more flexibility in the use of the property, including without limitation the ability to contractually commit to the expenditure of funds on projects and services beyond one year. The state constitution grants the City the right to enter into contractual obligations with its Public Facilities Authority for the performance of governmental services for up to forty (40) years.

Financial Impact:

The funds for the purchase have been previously allocated.

Alternatives:

The City could decide not to accept the Quitclaim and thus there would be no question as to the transfer

to the Public Facilities Authority.

Attachments:

1. Resolution to Accept Quitclaim of Heards Drive
2. Quitclaim Deed to PFA

STATE OF GEORGIA

COUNTY OF FULTON

A RESOLUTION TO ACCEPT THE TRANSFER OF OWNERSHIP BETWEEN FULTON COUNTY AND THE CITY OF SANDY SPRINGS FOR THE HEARDS FERRY FIRE STATION LOCATED AT 6026 HEARDS DRIVE FULTON COUNTY, GEORGIA; TO QUITCLAIM THE HEARDS FERRY FIRE STATION TO THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY; AND FOR OTHER PURPOSES

WHEREAS, on August 4, 2015 the City of Sandy Springs, Georgia (the “City”) resolved to enter into a sublease and option to purchase with Fulton County for the sublease of the fire station located at 6025 Heards Drive (“Resolution No: 2015-08-97”); and

WHEREAS, Resolution 2015-08-97 included an option to purchase said fire station located at 6025 Heards Drive (“Fire Station No: 53”) if said option was exercised by not later than October 1, 2019; and

WHEREAS, the City did, on October 1, 2019, initiate its option to purchase Fire Station No:53 by providing the prerequisite notice and funds to Fulton County; and

WHEREAS, at a regular meeting of the Fulton County Board of Commissioners on May 6, 2020 under Item No: 20-0350, Fulton County voted to transfer Fire Station No: 53 and all improvements and equipment thereon to the City; and

WHEREAS, on September 24, 2020 Fulton County executed a Quitclaim Deed granting to the City all right, title, interest, claim or demand which Fulton County had in Fire Station No: 53, a copy of the Quitclaim Deed is attached hereto as Exhibit “A”; and

WHEREAS, the City desires to accept said Quitclaim Deed the same having been recorded at Deed Book 62427, Page 64 of the real property records of Fulton County, Georgia; and

WHEREAS, the City further desires to quitclaim its interest in Fire Station No: 53 to the City of Sandy Springs Public Facilities Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA, AS FOLLOWS:

1. Mayor and City Council approve and accept the Quitclaim Deed recorded at Deed Book 62427, Page 64 of the real property records of Fulton County, Georgia for property located at 6025 Heards Drive, Sandy Springs, Georgia 30328, also known as Sandy Springs Fire Station No: 53.
2. Mayor and City Council authorize the Mayor to execute a Quitclaim Deed granting to the City of Sandy Springs Public Facilities Authority all rights, title and interest to the property located at 6025 Heards Drive, Sandy Springs, Georgia 30328 also known as Sandy Springs Fire Station No: 53.
3. The City Attorney is hereby authorized to prepare any and all documents to effectuate the intent of this resolution.

SO RESOLVED, this _____ day of _____, 2020.

Approved:

RUSSELL K. PAUL, Mayor

Attest:

LIA JONES, Interim City Clerk

EXHIBIT “A”

After recording return to:
City Clerk
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Cross-Reference:
Deed Book 62427, Page 64

QUIT CLAIM DEED
(Sandy Springs Fire Station No: 53)

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this _____ day of _____, 2020, between the CITY OF SANDY SPRINGS (a Georgia Municipal Corporation, as GRANTOR, and CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY (a political subdivision of the State of Georgia), as GRANTEE;

WITNESSETH: That the GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, has bargained and conveyed and by these presents does remise, convey and forever QUIT-CLAIM to the GRANTEE as well as to its heirs and assigns, all the right title, interest, claim or demand the GRANTOR has or may have had in and to all that tract or parcel of land described in Exhibit "A" which is attached hereto and incorporated by reference.

THE PURPOSE of this Quit Claim Deed is to convey all Grantor's undivided interest in the above described property to Grantee.

TO HAVE AND TO HOLD the said described premises to the said GRANTEE, so that neither the said GRANTOR nor its heirs, nor any other person or persons claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS THEREOF, the said GRANTOR has hereunto set its hand and seal, the day and year above written.

GRANTOR:
THE CITY OF SANDY SPRINGS

RUSSELL K. PAUL, Mayor

Sworn to and subscribed before me
this _____ day of _____, 2020.

Notary Public
My Commission expires: _____
(notary seal)

Unofficial Witness

EXHIBIT “A”

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 166 and 173 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, commence at the intersection of the southern right-of-way of Heards Ferry Road (50-foot right-of-way) and the northeastern right-of-way of Heards Drive, a.k.a. Heards Road (50-foot right-of-way); thence southeasterly along said northeastern right-of-way, and following the curvatures thereof, 362.29 feet to a point, and the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, thence departing said northeastern right-of-way South 89 degrees 41 minutes 20 seconds East, a distance of 8.82 feet to a point; thence continuing South 89 degrees 41 minutes 20 seconds East, a distance of 437.19 feet to a point; thence South 00 degrees 18 minutes 40 seconds West, a distance of 77.81 feet to a point; thence South 89 degrees 41 minutes 20 seconds East, a distance of 150.00 feet to a point; thence South 00 degrees 18 minutes 40 seconds West, a distance of 192.64 feet to a point, thence South 68 degrees 45 minutes 16 seconds West, a distance of 289.89 feet to a point; thence continuing South 68 degrees 42 minutes and 02 seconds West, a distance of 5.44 feet to a 'A' inch rebar on the northeastern right-of-way of Heards Drive, a.k.a. Heards Road (50 foot right-of-way) aforesaid; thence northwesterly along the said northeastern right-of-way, and following the curvatures thereof, the following two courses and distances: (1) North 45 degrees 10 minutes 43 seconds West, a distance of 419.45 feet to a point; and (2) North 50 degrees 20 minutes 53 seconds West, a distance of 96.02 feet to a point, and the TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND being a portion of Lot 5, and all of Lots 6, 7, and 8 (formerly Lots 6, 7, 8 and 9, respectively) of the proposed Heards Point Subdivision, together with a proposed right-of-way take, comprising a total of 2.743 acres, more or less; all as more fully shown and delineated on that certain Plat for Fulton County Land Department prepared by Technical Survey Services, Inc., dated April 9, 1999, which Plat is hereby referred to, incorporated herein and made part hereof by this reference.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: October 9, 2020 Submission for the November 3, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of Acceptance of a Real Estate Agreement of a Permanent Drainage Easement and Temporary Construction Easement on Property Located in Land Lot 15 of the 17th District, City of Sandy Springs, Fulton County, Georgia

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Purchase Real Estate of a Permanent Drainage Easement and Temporary Construction Easement on that tract of land lying and located in Land Lot 15 of the 17th District, Fulton County, Georgia. The property owners are Wendell and Rachelle Wilson located at 545 Telford Place, Sandy Springs, Georgia, as shown in the attached exhibits. These easements are required for the Peachtree Dunwoody at Telford roadway safety project.

Background:

The acquisition of 97.60 square feet of Permanent Drainage Easement (PDE) and 3,567.22 square feet of Temporary Construction Easement (TCE) on this property is necessary in order to construct the Peachtree Dunwoody at Telford Road Improvement Project. The property owner has accepted the City's offer for the necessary land interests required to construct the proposed project.

Discussion:

Staff was able to negotiate a reasonable compensation amount for the required land rights with the property owners. The City's contracted appraiser, Craig Hammond, MAI, determined fair market value for the permanent and temporary easement areas in the amount of \$15,550.

Financial Impact:

The property owner agreed to sell their land interests to the City in the sum of \$15,550. The Permanent Drainage Easement (PDE) is a 97.60 square foot area and values at $(97.60 \text{ sf} \times \$20.38/\text{sf} \times 50\%)$, equaling \$994.54. The Temporary Construction Easement (TCE) is a 3,567.22 square foot area and values at $(3,567.22 \text{ sf} \times \$20.38/\text{sf} \times 10\% \times 2)$ equaling \$14,539.99. To summarize, the total land value for the permanent and temporary easements are $(\text{PDE: } \$994.54 + \text{TCE: } \$14,539.99 = \$15,550.00)$ (rounded). Staff concurs the compensation amount is reasonable and recommends payment to the owner for these land interests.

Alternatives:

N/A

Attachments:

1. Aerial Map and Property Profile
2. Executed Real Estate Agreement with Exhibits
3. Resolution

- Profile
- Sales
- Residential
- Commercial
- Permits
- OBV
- Values
- Values History
- Land
- Agricultural
- Sketch
- Pictometry Imagery
- Map
- Appeals
- Appeals History
- Personal Property
- PP Value History
- Tax Information

PARID: 17 001500070141
WILSON WENDELL &

- enter a parcel id -



Parcel

Parcel ID:	17 001500070141
Property Location:	545 TELFORD PL
Unit:	
City:	SANDY SPRINGS
Neighborhood:	17741
Improvement Strata:	R1
Property Class:	R3
Land Use Code:	101-Residential 1 family
Living Units:	1
Acres:	.5125
Zoning:	R3A-
Location	6
Fronting:	9 - 9
Parking Type:	3-ON AND OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/8-ALL UNDERGROUND/-

Legal

Tax District	59
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Owners

Owners:	WILSON WENDELL & WILSON RACHELLE
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Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
WILSON WENDELL & WILSON RACHELLE 545 TELFORD PL NE ATLANTA GA 30342		

Sales

Sale Date:	Sale Price:
18-MAY-12	\$460,000
18-MAY-12	\$10
28-FEB-08	\$1,150,000
30-DEC-02	\$0
12-MAY-00	\$0
29-DEC-95	\$488,800

Sale Details

1 of 6

Grantor:	MCMILLAN JACK O.
Grantee:	WILSON WENDELL
Sales Date:	18-MAY-12
Sale Price Sale Validity:	0 : Valid Sale

Sale Source:	6 : PT61
Sales Type:	2 : LAND & BUILDING
Sale Flag:	
Deed Book:	51229
Deed Page:	0372
Deed Type:	WD

Residential

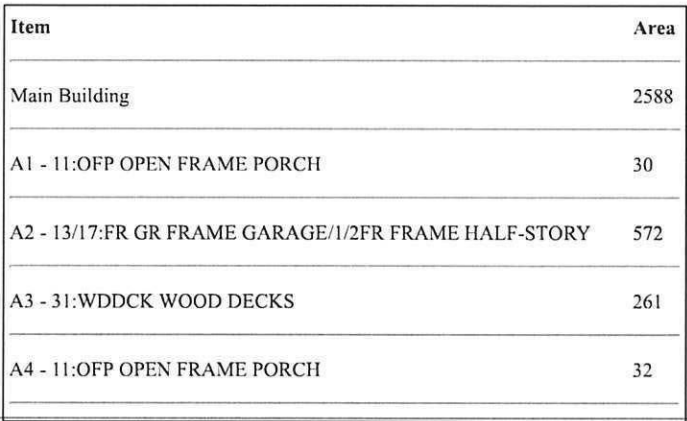
Card:	1
Stories:	1.5
Year Built:	1995
Effective Year Built:	
Remodeled Year:	
Living Area:	4,815
Total Living Area:	4,168
Total Rooms:	9
Bedrooms:	4
Family Rooms:	1
Attic:	1-NONE
Basement LA:	1125
Basement Rec Area:	
Full Baths:	4
Half Baths:	1
Additional Fixtures:	7
Total Fixtures:	21
Pre Fab Fireplace:	2
Masonry Fireplaces:	
Grade:	A+
CDU:	EX
% Complete	

Additions

Addition Number:	Description:	Area
0	---	2,588
1	-OFP OPEN FRAME PORCH--	30
2	-FR GR FRAME GARAGE-1/2FR FRAME HALF-STORY-	572
3	-WDDCK WOOD DECKS--	261
4	-OFP OPEN FRAME PORCH--	32

Land

Line Number:	1
Land Type:	S - SQUARE FOOT
Land Code:	1
Square Feet:	22,325
Acres:	.5125



AGREEMENT TO PURCHASE REAL ESTATE

PROJECT: Peachtree Dunwoody Road @ Telford Place
OWNER: Wendell & Rachelle Wilson
TAX ID#: 17-0015-0007-014-1

PROJECT #: T-0064
PARCEL #: 7

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the City of Sandy Springs an option to acquire the following described real estate:

Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 15 of the 17th District, of Fulton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

For the sum of \$ **15,550.00**, the undersigned agrees to execute and deliver to the City of Sandy Springs, an easement to the lands owned by the undersigned as reflected on the attached Exhibit "A" and "B".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.

<u>N/A</u>	Square Feet of Fee Simple Right of Way
<u>97.60</u>	Square Feet of Permanent Drainage Easement
<u>3,567.22</u>	Square Feet of Temporary Construction Easement

- 3) All Temporary Easements will terminate upon (2) years from the date of the conveyance of these easements or by the completion and acceptance of said project by the City of Sandy Springs Department of Public Works; whichever shall occur first.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "C", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 6th day of October, 2020.

Signed, Sealed and Delivered in
the Presence of:

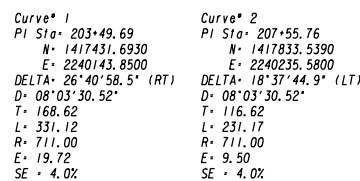

Witness


Notary Public

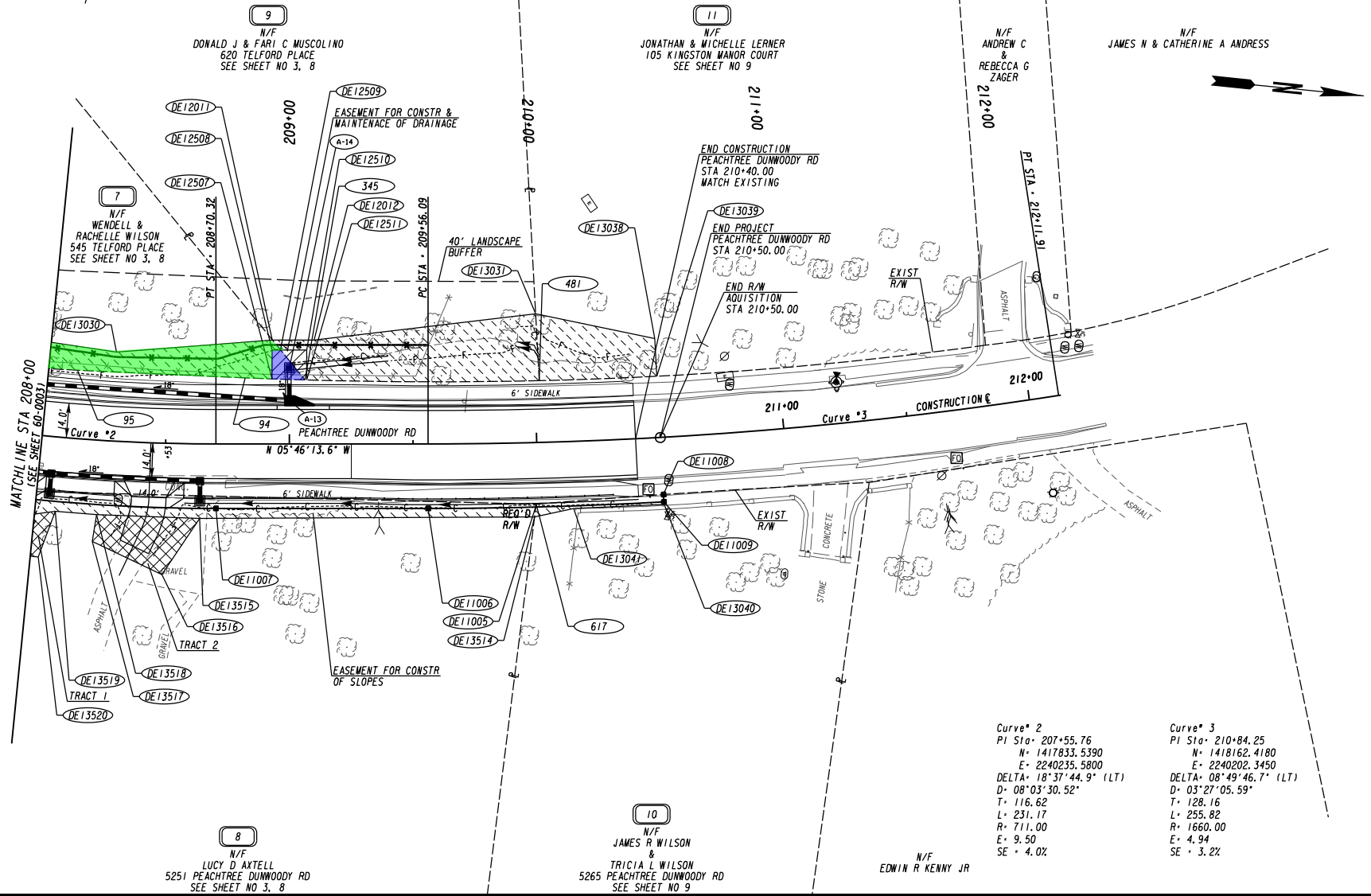

RACHELLE WILSON

WENDELL WILSON

7
N/F
WENDELL &
CHELLE WILSON
TELFORD PLACE
SHEET NO 4, 8



CITY OF SANDY SPRINGS			
RIGHT OF WAY MAP			
PROJECT NO: T0064	<table><tr><td>DRAWING No.</td></tr><tr><td>60-0003</td></tr></table>	DRAWING No.	60-0003
DRAWING No.			
60-0003			
COUNTY: FULTON			
LAND LOT NO: 15			
LAND DISTRICT: 17			
GMD: 1100			
DATE 06-26-20 SH 3 OF 9			



Curve* 2

PI Sta= 207+55.76

N= 1417833.5390

E= 2240235.5800

DELTA= 18°37'44.9" (LT)

D= 08°03'30.52"

T= 116.62

L= 231.17

R= 711.00

E= 9.50

SE = 4.0%

Curve* 3

PI Sta= 210+84.25

N= 1418162.4180

E= 2240202.3450

DELTA= 08°49'46.7" (LT)

D= 03°27'05.59"

T= 128.16

L= 255.82

R= 1660.00

E= 4.94

SE = 3.2%

PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES —●— —C— —F— —H— —X— —●— —C— —F— —H— —X— —●— —C— —F— —H— —X— —●— —C— —F— —H— —X—	BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA LIMIT OF ACCESS REQ'D R/W & LIMIT OF ACCESS —●— —C— —F— —H— —X— —●— —C— —F— —H— —X—	SCALE IN FEET 0 20 40 80	DATE REVISIONS	DATE REVISIONS	CITY OF SANDY SPRINGS RIGHT OF WAY MAP PROJECT NO: 10064 COUNTY: FULTON LAND LOT NO: 15 LAND DISTRICT: 17 GND: 1100 DATE 06-26-20 SH 4 OF 9 DRAWING No. 60-0004

PARCEL 8
N/F LUCY D AXTELL
REQ'D EASM'T FOR THE CONSTR OF DRIVES TRACT 2 DE463

PWT	OFFSET/	STATION/	ALIGNMENT
DE13518	30.00 R	208+24.00	PEACHTREE DUNWOODY RD
DE13515	30.00 R	208+64.00	PEACHTREE DUNWOODY RD
DE13516	53.00 R	208+50.00	PEACHTREE DUNWOODY RD
DE13517	41.00 R	208+23.00	PEACHTREE DUNWOODY RD
DE13518	30.00 R	208+24.00	PEACHTREE DUNWOODY RD
REQD EASMT AREA = 650.40 SF			
TOTAL REQD EASMT AREA = 939.77 SF			

PARCEL 9
N/F DONALD J & FARI C MUSOLINO
REQ'D EASM'T FOR THE CONSTR & MAINT OF DRAINAGE DE252

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
345	25.91 L	209+06.25	PEACHTREE DUNWOODY RD
	15.59	S 45°03'32.7" W	
DE12509	38.00 L	208+96.40	PEACHTREE DUNWOODY RD
	10.60	N 5°46'13.6" W	
DE12510	38.00 L	209+07.50	PEACHTREE DUNWOODY RD
	22.11	N 84°13'46.3" E	
DE12511	25.89 L	209+07.00	PEACHTREE DUNWOODY RD
ARC LENGTH	0.75		
CHORD BEAR	S 4°01'07.4" E		
LNTH CHORD	0.75		
RADIUS	1715.55		
DEGREE	3°20'23.3"		
	25.345	209+06.25	PEACHTREE DUNWOODY RD
READ EASMT	68.57	SF	
READ EASMT	0.002	ACRES	

PNT	OFFSET/	STATION/	
DE12511	25.89	1	209.07.00

DE 1210	38.00	L	209:07.00	PEACHTREE	DUNWOODY RD
DE 12510	38.00	L	209:07.00	PEACHTREE	DUNWOODY RD
DE 12509	38.00	L	208:96.40	PEACHTREE	DUNWOODY RD
DE 12011	42.00	L	208:93.14	PEACHTREE	DUNWOODY RD
DE 12012	42.00	L	208:90.10	PEACHTREE	DUNWOODY RD
DE 13031	52.00	L	210:00.99	PEACHTREE	DUNWOODY RD
481	25.00	L	210:01.72	PEACHTREE	DUNWOODY RD
ARC LENGTH	94.04				
CHORD BEAR	S 5°36'05.9" E				
LNTH CHORD	94.03				
RADIUS	1715.55				
DEGREE	3°20'23.3"				
DE 12511	25.89	L	209:07.00	PEACHTREE	DUNWOODY RD
RECD EASMT AREA	2087.03	SF			

60-0008

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A REAL ESTATE AGREEMENT FOR A
PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION
EASEMENT ON PROPERTY LOCATED IN LAND LOT 15 OF THE 17th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Real Estate Agreement for the acquisition of a Permanent Drainage Easement and Temporary Construction Easement by the City of Sandy Springs for property located at 545 Telford Place owned by Wendell and Rachelle Wilson in Land Lot 15 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the Peachtree Dunwoody at Telford Project, the City approves the acceptance of the Real Estate Agreement acquiring a Permanent Drainage Easement and Temporary Construction Easement on property located in Land Lot 15 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 3rd day of November, 2020.

APPROVED:

Russell K. Paul, Mayor

Attest:

Lia Jones, Interim City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: October 13, 2020 Submission for the November 3, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration Acceptance of Permanent Drainage Easements on Property Located in Land Lot 176 of the 17th District, City of Sandy Springs, Fulton County, Georgia

Recommendation:

Staff recommends that the Mayor and City Council accept two Permanent Drainage Easements on that tract of land lying and located in Land Lot 176 of the 17th District, Fulton County, Georgia. The property owner is Ernest T. Brown located at 980 Crest Valley Drive, as shown in the attached exhibits. These easements are in support of the Crest Valley Stormwater Project

Background:

The acquisition of two permanent easement areas include a 15' permanent easement containing 740 square feet and a 20' permanent easement containing 1,549 square feet. In total the 2,289 square feet permanent easement area has been donated by the property owner. These permanent easement interests are required to construct the proposed project

Discussion:

Staff was able to negotiate a donation of the required land rights with the property owners

Financial Impact:

As stated, the property owner donated the required land rights to the City

Alternatives:

N/A

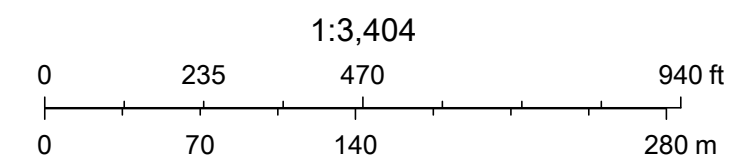
Attachments:

1. Fulton Aerial Map.Profile - Brown
2. Executed Perm Esmts - Brown.980 Crest Valley
3. RESOLUTION

17 0176 LL0797, 980 CREST VALLEY DR, SANDY SPRINGS



August 18, 2020



Tyler_Transportation, Tyler_TaxParcels

PARID: 17 0176 LL0797
BROWN ERNEST T

980 CREST VALLEY DR NW

Parcel

Parcel ID:	17 0176 LL0797
Property Location:	980 CREST VALLEY DR
Unit:	
City:	SANDY SPRINGS
Neighborhood:	1713B
Improvement Strata:	R1
Property Class:	R3
Land Use Code:	101-Residential 1 family
Living Units:	1
Acres:	1.7677
Zoning:	R1-
Location	6
Fronting:	9 - 9
Parking Type:	3-ON AND OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	3-BELOW STREET/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	59
--------------	----

Owners

Owners:	BROWN ERNEST T
---------	----------------

Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
BROWN ERNEST T 980 CREST VALLEY DR NW ATLANTA GA 30327		

Sales

Sale Date:	Sale Price:
27-MAY-05	\$1,100,000
18-SEP-98	\$0
15-AUG-95	\$350,000
27-JUN-78	\$125,000

Sale Details

1 of 4

Grantor:	KOEMAN URSULA D
Grantee:	BROWN ERNEST T
Sales Date:	27-MAY-05
Sale Price Sale Validity:	0 : Valid Sale
Sale Source:	D : DATA ENTRY VERIFIED FROM DEED
Sales Type:	2 : LAND & BUILDING
Sale Flag:	
Deed Book:	40137

Deed Page:00624

Deed Type:

Residential

Card:1

Stories:1.5

Year Built:1963

Effective Year Built:1990

Remodeled Year:

Living Area:3,581

Total Living Area:3,069

Total Rooms:9

Bedrooms:6

Family Rooms:0

Attic:1-NONE

Basement LA:1500

Basement Rec Area:

Full Baths:4

Half Baths:0

Additional Fixtures:2

Total Fixtures:14

Pre Fab Fireplace:

Masonry Fireplaces:2

Grade:B+

CDU:EX

% Complete

Additions

Addition Number:	Description:	Area
0	---	2,046
1	-MASUT MASONRY UTIL--	100
2	-CARPT CARPORT--	420
3	-EFP ENCL FRAME PORCH--	228
4	-WDDCK WOOD DECKS--	536
5	-OFP OPEN FRAME PORCH--	150

Land

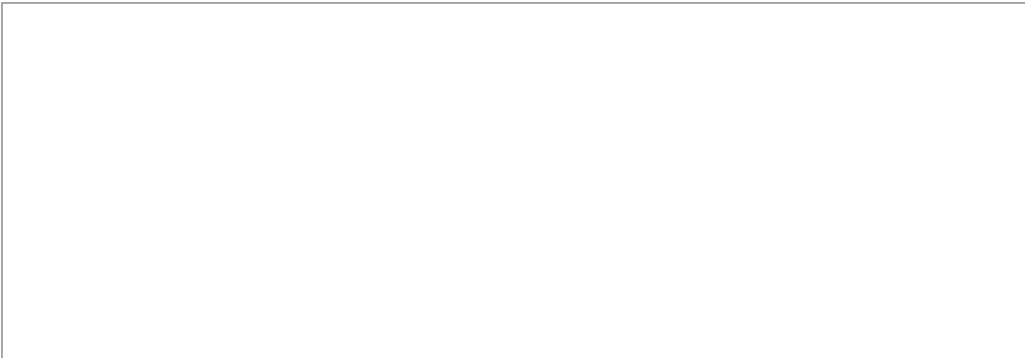
Line Number:1

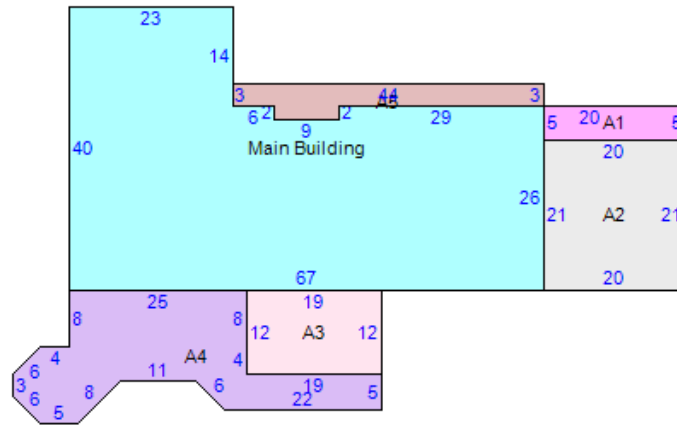
Land Type:S - SQUARE FOOT

Land Code:1

Square Feet:77,000

Acres:1.7677





Item	Area
Main Building	2046
A1 - 24:MASUT MASONRY UTIL	100
A2 - 30:CARPT CARPORT	420
A3 - 12:EFP ENCL FRAME PORCH	228
A4 - 31:WDDCK WOOD DECKS	536
A5 - 11:OFP OPEN FRAME PORCH	150

AFTER RECORDING, PLEASE RETURN TO:
City of Sandy Springs
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book 40137 Page 624
Parcel No: 17 0176 LL079-7

PERMANENT DRAINAGE EASEMENT

STATE OF GEORGIA

FULTON COUNTY

THIS AGREEMENT is entered into the 1 day of October 2020, between ERNEST T. BROWN herein referred to as the "Grantor", and the CITY OF SANDY SPRINGS, GEORGIA, hereinafter called the "Grantee".

THAT WHEREAS, Grantee is desirous of obtaining **2,289 square foot Permanent Drainage Easement** upon and across the property of Grantor, located in Land Lot 176 of Land District 17 of Fulton County, GA, as is more particularly described in Exhibits "A", "B" AND "C" attached hereto and incorporated herein by reference, and:

WHEREAS, Grantor desires to convey said Permanent Drainage Easement and any and all improvements located within said permanent drainage easement in and to the said described property as is further shown on the drawing attached as Exhibits "A", "B" and "C", incorporated herein by reference.

NOW, THEREFORE, in consideration of the foregoing recitals and ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell and convey to the Grantee, a Permanent Drainage Easement as described on and illustrated on Exhibits "A", "B" and "C", attached hereto and incorporated herein by reference.

The Permanent Drainage Easement herein shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of Grantee.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written. Signed, sealed and delivered in the presence of:

GRANTOR:

Ernest T. Brown
ERNEST T. BROWN

Hannah Audifferen
Witness
Print: HANNAH AUDIFFEREN

Jeannette S. Hilton

Notary Public
My commission expires
(seal)



EXHIBIT "A"

LEGAL DESCRIPTION

*980 Crest Valley Dr NW
(Parcel ID: 17 0176 LL0797)
15' Permanent Drainage Easement*

All that tract or parcel of land lying and being in Land Lot 176 of the 17th District, Fulton County, City of Sandy Springs Georgia, and being more particularly described as follows:

BEGINNING at a point located on the southern right-of-way of Crest Valley Drive (50-foot right-of-way) at the dividing line between the properties of Ernest T. Brown (Deed Book 40137, Page 624) on the east and the property of Martha Penelope Heinz Carrington, Trust (Deed Book 51740, Page 393) on the west; said point having Georgia State Plane coordinate values Northing: 1,416,304.91; Easting: 2,219,961.94, Georgia West Zone; Thence continuing with said southerly right-of-way of Crest Valley Drive along a curve to the right having an arc length of 16.24 feet, with a radius of 1466.06 feet, being subtended by a chord bearing of North 35 degrees 58 minutes 42 seconds East, for a distance of 16.24 feet to a point; Thence departing said right-of-way South 31 degrees 29 minutes 44 seconds East, a distance of 23.31 feet to a point; Thence South 34 degrees 48 minutes 21 seconds East, a distance of 1.58 feet to a point; Thence South 34 degrees 48 minutes 21 seconds East, a distance of 18.97 feet to a point; Thence South 49 degrees 12 minutes 06 seconds East, a distance of 8.05 feet to a point; Thence South 54 degrees 18 minutes 53 seconds West, a distance of 15.43 feet to a point located in the center line of a creek and the dividing line between the aforementioned Brown & Carrington properties; Thence continuing along said creek centerline North 49 degrees 12 minutes 06 seconds West, a distance of 6.33 feet to a point; Thence North 34 degrees 48 minutes 21 seconds West, a distance of 22.88 feet to a point located at the centerline of creek and the mouth of an 84-inch corrugated metal pipe; Thence along said centerline of said pipe North 31 degrees 29 minutes 44 seconds West, a distance of 17.52 feet to a point on the southern right-of-way of said Crest Valley Drive, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.017 Acre (740 Square Feet).

EXHIBIT "B"

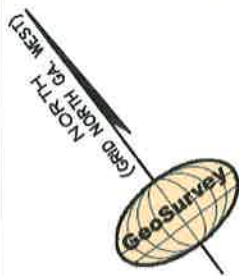
LEGAL DESCRIPTION

*980 Crest Valley Dr NW
(Parcel ID: 17 0176 LL0797)
20' Permanent Drainage Easement*

All that tract or parcel of land lying and being in Land Lot 176 of the 17th District, Fulton County, City of Sandy Springs Georgia, and being more particularly described as follows:

Commencing at a point located on the southern right-of-way of Crest Valley Drive (50-foot right-of-way) at the dividing line between the properties of Ernest T. Brown (Deed Book 40137, Page 624) on the east and the property of Martha Penelope Heinz Carrington, Trust (Deed Book 51740, Page 393) on the west; said point having Georgia State Plane coordinate values Northing: 1,416,304.91; Easting: 2,219,961.94, Georgia West Zone; Thence continuing with said southerly right-of-way of Crest Valley Drive along a curve to the right having an arc length of 16.24 feet, with a radius of 1466.06 feet, being subtended by a chord bearing of North 35 degrees 58 minutes 42 seconds East, for a distance of 16.24 feet to a point; Thence along a curve to the right having an arc length of 34.80 feet, with a radius of 1466.06 feet, being subtended by a chord bearing of North 36 degrees 58 minutes 32 seconds East, for a distance of 34.79 feet to a point, said point being the **POINT OF BEGINNING**; Thence continuing with said right-of-way along a curve to the right having an arc length of 40.81 feet, with a radius of 1466.06 feet, being subtended by a chord bearing of North 38 degrees 27 minutes 11 seconds East, for a distance of 40.81 feet to a point; Thence departing said right-of-way South 09 degrees 06 minutes 19 seconds West, a distance of 103.06 feet to a point; Thence North 49 degrees 12 minutes 06 seconds West, a distance of 8.05 feet to a point; Thence North 34 degrees 48 minutes 21 seconds West, a distance of 18.97 feet to a point; Thence North 09 degrees 06 minutes 19 seconds East, a distance of 49.60 feet to a point on the southern right-of-way of said Crest Valley Drive, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.036 Acre (1,549 Square Feet).



GRAPHIC SCALE 1" = 20'



CRESTVALLEY DRIVE
(50' R/W)

15' PERMANENT
DRAINAGE EASEMENT
0.017 Acres
740 sf

POB EASEMENT "A"
POC EASEMENT "B"
GA. STATE PLANE
N: 1,416,304.91
E: 2,219,961.94

N/F PROPERTY OF
ERNEST T. BROWN
DEED BOOK 40137 / PAGE 624
980 CREST VALLEY DR NW
PID: 17 0176 LL0797

20' PERMANENT
DRAINAGE &
ACCESS EASEMENT
0.036 Acres
1,549 sf

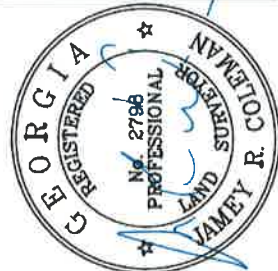


Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

EASEMENT EXHIBIT

The City of Sandy Springs, GA.

JOB NO: 20206587	DRAWING SCALE: 1" = 20'
FIELD WORK: CC	CITY: SANDY SPRINGS STATE:
PROJ MGR: GEE	COUNTY: FULTON DISTRICT: 17th
REVIEWED: JRC	LAND LOT: 176
DWG FILE: 6587-01-Exhibit1.dwg	SURVEY DATE: 6/2/20



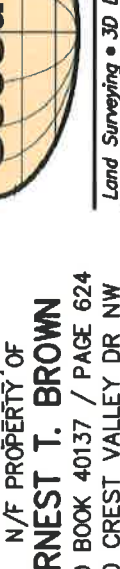
LINE	BEARING	DISTANCE
L1	S31°29'44"E	23.31'
L2	S34°48'21"E	1.58'
L3	S34°48'21"E	18.97'
L4	S49°12'06"E	8.05'
L5	S54°18'53"W	15.43'
L6	N49°12'06"W	6.33'
L7	N34°48'21"W	22.88'
L8	N31°29'44"W	17.52'
L9	S09°06'19"W	103.06'
L10	N49°12'06"W	8.05'
L11	N34°48'21"W	18.97'
L12	N09°06'19"E	49.60'

CURVE	CHORD L	CHORD BRG	RADIUS	ARC LEN
C1	16.24'	N35°58'42"E	1466.06'	16.24'
C2	34.79'	N36°58'32"E	1466.06'	34.80'
C3	40.81'	N38°27'11"E	1466.06'	40.81'

N/F PROPERTY OF
MARTHA PENLOPE
HEINZ CARRINGTON, Trust
DEED BOOK 51740 / PAGE 393
5009 JETT RD NW
PID: 17 0176 LL0797

4" WIRE & METAL FENCE

CENTERLINE OF CREEK
IS PROPERTY LINE



STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT PERMANENT DRAINAGE EASEMENTS
ON PROPERTY LOCATED IN LAND LOT 176 OF THE 17th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of Permanent Drainage Easements by the City of Sandy Springs for property located at 980 Crest Valley Rd owned by Ernest T. Brown in Land Lot 176 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the Crest Valley Stormwater Project, the City approves the acceptance of the Permanent Drainage Easements on property located in Land Lot 176 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 3rd day of November, 2020.

APPROVED:

Russell K. Paul, Mayor

Attest:

Lia Jones, Interim City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Catherine Mercier-Baggett, Sustainability Manager

DATE: November 3, 2020 Submission for the November 3, 2020 Meeting

ITEM: Consideration to Apply for a Thriving Earth Exchange Project, to Assist with the Implementation of Green Infrastructure

Recommendation:

Staff recommends authorizing filing the application.

Background:

Thriving Earth Exchange is a program of the American Geophysical Union (an association of earth and space scientists). It matches up an interested local government or nonprofit organization with a small team of scientists to work on a project pro-bono. Past projects include greenhouse gas inventory, greenroof design, environmental public education, mining impacts and other various topics.

Staff proposes to apply for a green infrastructure implementation project, to help improve water quality in a small, local watershed.

Discussion:

The City is completing a Green Infrastructure Manual to guide homeowners and builders with the design and installation of GI practices. At the same time, Staff is working on a draft policy to encourage the implementation of GI in public and private developments. The promotion of green infrastructure is intended to help manage stormwater in an environmentally responsible manner.

The partnership with a Thriving Earth Exchange team could help with understanding how green infrastructure could improve the water quality in a small watershed, and with building community support for installation of green infrastructure on private property.

The team would select a small watershed, preferably entirely contained within the City, and study the potential impact of deploying green infrastructure on several different properties on the quality of the stream corridor. The second fold of the project would reach out to residents of the watershed to build support and encourage voluntary implementation of green infrastructure. A monitoring program would be developed to track changes in water quality over time, with the ultimate goal of de-listing the stream from the Environmental Protection Division's list of Impaired Waters.

Applications are due November 6, 2020. If the project is selected, Staff will present the formal proposed project to Council for approval. The project would begin in January, 2021.

Financial Impact:

The work conducted by the volunteer scientists is free of charge. The City may elect to allocate funds to support the implementation of the initiative, for construction of green infrastructure. The City would be responsible for monitoring, which could be incorporated into the regular water sampling program.

Alternatives:

Council could choose not to pursue the project.

Attachments:

1. TEX_MCC_11-03-2020

Thriving Earth Exchange

November 3, 2020



SANDY SPRINGS™
GEORGIA

Thriving Earth Exchange (TEX)

- Program of the American Geophysical Union
- Matches communities with scientists
- Variety of projects:
 - Air quality analysis, Belmont County, OH
 - Flooding and hydrodynamics assessment, De Soto, MO
 - Greenroof design, Flint, MI
 - Greenhouse gas inventory, Atlanta, GA

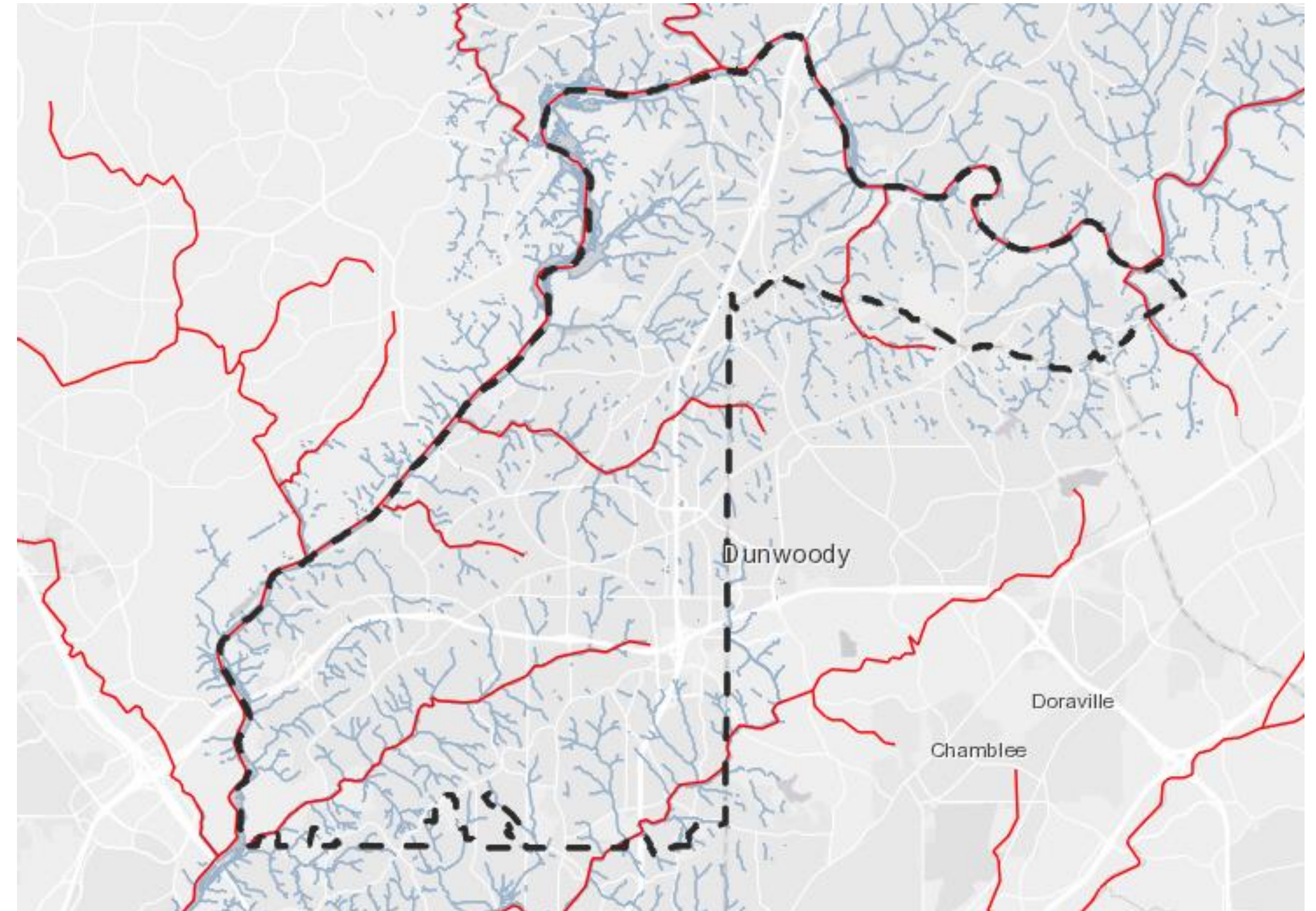
Project Logistics

- Team:
 - Project Liaison (TEX Staff)
 - Lead Scientist
 - Science Fellow
 - Community Representative (City Staff)
- Duration: 6-12 months, begin January 2021

Proposed Project

- Purpose: Measure the cumulative impact of green infrastructure on surface water quality
- Aspiration: Remove a stream from the Impaired Waters list

Impaired Waters in Sandy Springs



Proposed Project

- Three phases:
 1. Develop a plan including watershed selection and GI preferred locations and types
 2. Engage the community to help implement the plan
 3. Monitor stream water quality to quantify the impact



Greater Houston Builders Association



Raindogdesigns.com

Funding

- All work completed through TEX is free of charge
- City could provide funding for GI construction
- City will be responsible for monitoring program



National Parks Service



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Madalyn Smith, Planner
DATE: September 28, 2020 Submission for the November 3, 2020 Meeting
ITEM: Request for Mayor and City Council Approval of 2019 Consolidated Annual Performance Report (CAPER) for Submission to the Department of Housing and Urban Development

Recommendation:

Hold public hearing and adopt the CAPER for the 2019 CDBG Program for submission to HUD on November 18, 2020.

Background:

HUD requires that the City report on its program accomplishments annually for the CDBG Program. The annual report follows the format prescribed by HUD regulations.

Discussion:

A draft CAPER summarizing the status of the 2019 CDBG sidewalk project and other CDBG program information was advertised for the required public comment period. No public comment was received on the CAPER. To complete the process, a public hearing must be held prior to submitting the CAPER to the HUD Office of Community Planning and Development. Comments received will be included in the report.

Financial Impact:

If the City does not comply with HUD requirements, future CDBG funding may be impacted

Alternatives:

Attachments:

1. 2019 CAPER FINAL
2. 2019 CAPER Resolution
3. Nov 3 MCC Public Hearing Powerpoint

EXHIBIT A

2019 Consolidated Annual Performance and Evaluation Report (CAPER) Sandy Springs, GA



**U.S. Department of Housing and Urban Development
Atlanta Regional Office
Five Points Plaza Building
40 Marietta Street
Atlanta, GA 30303**



Table of Contents

Consolidated Annual Performance Evaluation Report

CR-05 - Goals and Outcomes - 91.520(a)
CR-10 Racial and Ethnic composition of (person/households/families) assisted
CR-15 Resources and Investments 91.520(a)
CR-20 Affordable Housing 91.520(b)
CR-25 Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
CR-30 Public Housing 91.220(h); 91.320(j)
CR-35 Other actions 91.220(j)-(k); 91.320(i)-(j)
CR-40 Monitoring 91.220(d, e); 91.520(c)
CR-45 CDBG 91.520(c)

Appendix

Exhibit A CDBG LMI Area Map
Exhibit B Phase II Project Map
Exhibit D MBE Reports
Exhibit E Public Comments
Exhibit F Fair Housing CAPER Checklist
Exhibit G PR01 HUD Grants and Program Income
Exhibit H PR03 CDBG Activity Summary Report
Exhibit I PR06 Summary of Consolidated Plan Projects for Report Year
Exhibit J PR23 CDBG Summary of Accomplishments
Exhibit K PR26 CDBG Financial Summary Report
Exhibit L PR83 CDBG Performance Measures Report
Exhibit M Section 3 Reporting

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In March 2016, the City completed Phases 1 and 2 of the construction of sidewalks in the southern part of the City along Roswell Road within the eligibility area. The goal for the 2019 Action Plan was to continue with Phase 3 of the South Roswell Road Multiyear Project, with the design, and installation of pedestrian lighting between Roswell Road and GA-400 on Northridge Drive. This phase also included the design, and inclusive environmental work for street scape improvements along Roswell Road South of I-285 to Long Island Drive.

The following items were completed in 2018:

- The design and installation of pedestrian lighting between Roswell Road and GA-400 on Northridge Drive was completed.
- The goal of the South Roswell Road Sidewalk Project is to complete the sidewalk network in the qualified target areas along the Roswell Road corridor from Interstate 285 to Long Island Drive.
- All sidewalk improvements will meet the ADA design standards, and shall require paving accents, street lighting, landscaping and other improvements to complete the sidewalk network.
- No construction on the T0033-7 Roswell Road Streetscape Project was completed in FY2018 (July 1, 2018 – June 30, 2019).

Exhibit A identifies Census Block Group target areas for the City's CDBG investments. Each highlighted Block Group has at least 42.75 percent low-to moderate-income (LMI) residents, which is the City's threshold for LMI benefit as an exception community. The North Roswell Road Multiyear Project has been completed within the target areas shown on the north end of the city.

Exhibit B shows the areas identified for the installation of ADA sidewalk ramps, new sidewalk, street lights and other improvements in the Roswell Road corridor south of I-285 for Phase 3 construction.

2019 Project Status Summary

The City has made progress with meeting its 2019 CDBG Program goals, and the CDBG Multiyear Sidewalk Construction Project is on schedule:

- The goal of the South Roswell Road Sidewalk Project is to complete the sidewalk network in the qualified target areas along the Roswell Road corridor from Interstate 285 to Long Island Drive.

- All sidewalk improvements will meet the ADA design standards, and shall require paving accents, street lighting, landscaping and other improvements to complete the sidewalk network.
- This project was under design in 2018 and construction began in the 2019 program year. The contractor was issued Notice to Proceed on 4/27/20.
- Approximately 2,600 linear feet (about ½ mile) of sidewalk, approximately 35% of the project, has been placed since construction began.
- Items remaining to construct and add include lighting, landscaping, drainage, driveways resurfacing and reconstruction.

Section 108 Loan Guarantee Program

- CDBG regulations 24 CFR Part 570.700 describe a process whereby Sandy Springs can leverage up to 5 times its most recent CDBG allocation from HUD to increase the impact of its CDBG funds and benefit to LMI residents.
- In the summer of 2017, the City applied for an advance on its future CDBG allocations permitted under the Section 108 Loan Program in order to, more efficiently, complete Phase III of the South Roswell Road Multiyear Project. Phase III will include right-of-way appraisals, and acquisition, installation of pedestrian lighting, handicap ramps, and brick pavers from I-285 down to Long Island Drive which are identified LMI (low/moderate income) target areas.
- In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.
- The Section 108 Loan Guarantee Program funds represent the infusion of a considerable amount of funding at once that will have a direct benefit on the LMI residents of the City.
- During 2018, Section 108 funds were not utilized.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Public Improvements and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4830	4830	100.00%	4830	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Sandy Springs did not commit general funds to the 2019 sidewalk construction project; however, the City committed 100% of its 2019 CDBG entitlement allocation to this project. Phase III extends along west side portions of Roswell Road from Long Island Drive to Northwood Drive in the designated areas as shown on Exhibit B.

The City executed its CDBG Program by completing the following in 2019:

- Executed these activities consistently and in compliance with all CDBG regulations;
- No actions or willful inactions were taken to hinder the progress of the projects described in the Consolidated Plan; and
- One-hundred percent (100%) of 2018 CDBG funds were committed to the benefit of low- and moderate-income persons living in the CDBG Target areas described in this report and illustrated on Exhibit A, thus meeting the National Objective for the CDBG Program.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	2,128.28
Black or African American	640.64
Asian	169.4
American Indian or American Native	6.16
Native Hawaiian or Other Pacific Islander	3.08
Two or more races	67.76
Total	3,015.32
Hispanic	437.36
Not Hispanic	3,642.64

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,252,919	468,311.38
Section 108	public - federal	2,872,000	-

Table 3 - Resources Made Available

Narrative

The following federal funds were made available for the 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018 and 2019 program years to accomplish the Goals and Objectives described in the 2008-2012, 2013-2017, and 2018-2022 Consolidated Plans, and the 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019 Action Plans:

Resources	Amount	Expended	Balance
1. 2008 CDBG Entitlement Funds (CDBG1)	\$540,875.00	\$540,875.00	\$0.00
2. 2009 CDBG-R Recovery Act Funds (CDBG R)	\$146,909.00	\$146,909.00	\$0.00
3. 2009 CDBG Entitlement Funds (CDBG2)	\$539,982.00	\$539,982.00	\$0.00
4. 2010 CDBG Entitlement Funds (CDBG3)	\$581,336.00	\$581,336.00	\$0.00
5. 2011 CDBG Entitlement Funds (CDBG4)	\$489,289.00	\$489,289.00	\$0.00
6. 2012 CDBG Entitlement Funds (CDBG5)	\$421,709.00	\$421,709.00	\$0.00
7. 2013 CDBG Entitlement Funds (CDBG6)	\$533,275.00	\$533,275.00	\$0.00
8. 2014 CDBG Entitlement Funds (CDBG7)	\$545,644.00	\$545,644.00	\$0.00
9. 2015 CDBG Entitlement Funds (CDBG8)	\$577,782.00	\$577,782.00	\$0.00
10. 2016 CDBG Entitlement Funds (CDBG 9)	\$592,429.00	\$592,429.00	\$0.00
11. 2017 CDBG Entitlement Funds (CDBG 17)	\$574,431	\$574,431.00	\$0.00
12. 2018 CDBG Entitlement Funds (CDBG 18)	\$625,188	\$415,904.16	\$209,283.84
13. 2019 CDBG Entitlement Funds (CDBG 19)	\$627,731.00	\$0.00	\$627,731.00

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
42.75% LMI Census Tracts	100	100%	All funds used for Roswell Road Multiyear Sidewalk Project

Table 4 – Identify the geographic distribution and location of investments

Narrative

Phase II of the Roswell Road Multiyear Sidewalk Project completed (March 2016) the sidewalk network in the qualified target areas along the Roswell Road corridor from Northridge Road to the Chattahoochee River and along Hightower Trail, specifically within Census Tract 131210101191, 131210101192, 131210101193. The City begun work on the South Roswell Road Multiyear Sidewalk Project on 2017. This

project is still in progress during the 2019 program year. Construction began in April 2019.

Phase III of the South Roswell Sidewalk Project focuses on improving connectivity in CDBG target areas along the Roswell Road transportation corridor. Ultimately, the City desires to construct sidewalks to improve the network in the identified target areas, install required American with Disabilities Act (ADA) improvements and make other improvements to the existing sidewalk network where none currently exists. Phase III consists of two sub-phases. Sub-phase 1, from Long Island Drive to The Prado and Sub-phase 2, from Lake Placid Drive to Northwood Drive. Eligible Census Tracts are 010212-1, 010212-3, 010113-2, 010113-1, 010114-1, and 010114-3.

The geographic allocation of the City's CDBG funds is guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached (Exhibit A). As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

During the summer of 2017, the City applied for an advance on its future CDBG allocations permitted under the Section 108 Loan Program in order to, more efficiently, complete Phase III of the South Roswell Road Multiyear Project. Phase III will include right-of-way appraisals, and acquisition, installation of pedestrian lighting, handicap ramps, and brick pavers from I-285 down to Long Island Drive, which are identified LMI (low/moderate income) target areas.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.

The Section 108 Loan Guarantee Program funds represent the infusion of a considerable amount of funding at once that will have a direct benefit on the LMI residents of the City.

Exception Status

It is important to also note that HUD has granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 42.75% to these project activities in the designated target areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City did not directly leverage its 2019 CDBG funds with general funds; however, with the completion of the construction of Phase II of the sidewalk project and the start of the construction of the South Roswell Road Multiyear Sidewalk Project (Phase III), the City will capitalize on the intersection, paving and other infrastructure investments made by the City, Georgia Department of Transportation (GDOT) and private investors since the City's incorporation in 2005 at various intersections, including Northridge Road and Roswell Road, and Dunwoody Place.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City did not establish goals or objectives for the preservation or development of new affordable housing in Sandy Springs for its CDBG Program for the 2018-2022 Consolidated Planning period. The City analyzed the 2027 Comprehensive Plan and City Center Master Plan to ensure that affordable, workforce housing is encouraged. The City updated its Next 10 Comprehensive Plan in 2017, which encourages a mix of uses and range of housing options by taking steps to expand the City's affordability to middle-income residents and provide support for seniors and other special-needs populations. Also, the City has adopted its new Zoning Code in August 2017, which provides various incentives for the development of

workforce housing. Additionally, the City is expected to complete its first Assessment of Fair Housing by 2024, and expects to include new goals to address fair housing in subsequent Action Plans and Consolidated Plans.

As described in previous sections of the 2019 CAPER, the City has executed a multiyear sidewalk program in the CDBG target areas on Roswell Road. The Housing Authority of Fulton County (HAFC) has elderly housing units in Sandy Springs, as well as approximately 50 Housing Choice voucher participants who are currently living in Sandy Springs.

Almost 60% of the housing units in Sandy Springs are apartments, condominiums and townhomes. These units represent the most affordable housing available in Sandy Springs. An informal survey of apartment developments was completed as part of the Analysis of Impediments to Fair Housing Choice adopted March 2, 2010. Staff surveyed seventy-four apartment developments across the city in August and September of 2009 representing 11,171 rental units. Sixty-two percent of the seventy-four developments had 2-bedroom units priced at or below the median contract rent as published in the 2000 Census (\$796) for Sandy Springs. Sixty-two percent of the twenty-nine developments had 2-bedroom units priced at or below the median contract rent as published in the 2010 Census (\$824) for Sandy Springs.

The Next 10 Comprehensive Plan specified, “there are approximately 42,000 housing units in the city. Of those, 22,000 are rented-occupied, and 20,000 are owner-occupied. The city is comprised of 53% renters, with the renter households tending to be lower income than the ownership households. The majority of renters have monthly housing cost of \$800 to \$1,500 per month, while most owners pay \$2,000 or more per month. There are approximately 7,600 units of housing in the city with a cost of less than \$800 per month; proportionally, these make up 18% of all units in the city.” (page 52)

Discuss how these outcomes will impact future annual action plans.

Based on the current availability of affordable housing, the City does not anticipate providing for new units or programs in future Annual Action Plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

The City did not allocate any of its CDBG Program funds in 2019 to this activity category. However, the Analysis of Impediments was adopted on February 3, 2015, as described earlier, and outreach activities to promote fair housing in Sandy Springs have been identified for future implementation. The City is required to submit the new Assessment of Fair Housing by 2024, replacing the previous Analysis of Impediments.

For 2018, the City did not participate in the HOME Investment Partnerships Program (HOME), or the American Dream Down payment Initiative Program (ADDI), which are affordable housing programs administered by Fulton County.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

While the City did not dedicate CDBG funds in 2019 to addressing homeless needs. There are two well-established nonprofit social service providers who address homelessness as part of their service mission in Sandy Springs.

The Community Assistance Center (CAC) provides services to persons in need and those threatened with homelessness in Sandy Springs and Dunwoody. The CAC also provides a Youth Enrichment Program; short-term financial assistance with rent, mortgage and utility payments; and a food pantry and thrift shop. The CAC receives support from a variety of public, private, foundation, faith-based and individual contributors. Many of the clients served by the CAC rely on public transit and walk to the CAC to obtain services. As described previously, the City has completed construction of Phase I (Hightower Trail) directly benefiting the clients who receive assistance from the CAC. The City also provides a Certificate of Consistency with the Consolidated Plan for the CAC each year so that the agency may apply to the Georgia DCA for funding to support its service delivery and programs.

In addition to the CAC, Mary Hall Freedom House is located in Sandy Springs. This agency provides transitional housing and homelessness prevention services for women and for women with children seeking shelter from domestic violence and in need of supportive services to eliminate substance abuse. The Reaching New Heights (RNH) and Higher Ground II (HG2) programs are HUD-funded Supportive Housing programs located in a local apartment development in Sandy Springs. RNH is a 17-unit transitional housing program that serves homeless, single women and women with children. HG2 is a permanent housing program that serves chronically homeless single women, with a capacity of 60 beds.

The City is also included in the HUD Continuum of Care planning process and has the option to refer homeless residents in Sandy Springs to the Gateway Center, the Jefferson Place Homeless Shelter and to other facilities and services as needed.

According to the 2012-2016 American Community Survey, among the civilian noninstitutionalized population, the City has close to 6,493 residents with a disability. Approximately 1.8% under the 18 years of age are disabled, 4.2% between 18 and 64 years are disabled, and 25.3% 65 years and over have some type of disability. According to the 2012-2016 American Community Survey, for the disabled under 18 years old, the primary disability category were cognitive difficulties. For disabled persons aged 18-64, the primary disability categories were ambulatory, cognitive, or independent living difficulties. For those 65 and over, hearing, ambulatory and independent living difficulty were the primary disabilities.

Given the infrastructure priority for the CDBG Program, the City did not establish specific objectives for providing services, housing or other programs for special needs populations using CDBG funds. Although the City is not proposing to add any special needs housing, under the 2018-2022 Consolidated Plan, the plan is to improve pedestrian mobility in the target areas, which will benefit disabled residents, who cannot drive a vehicle.

For the purposes of the 2019 Annual Action Plan, Sandy Springs relied on Fulton County and nonprofit service providers in the North Fulton area to address service needs for these targeted populations. The

City will continue to review agency requests for certificates of consistency to support these agencies in their need to access HUD, Georgia Department of Community Affairs (DCA), and other resources to address service needs where consistent with the Consolidated Plan. The City also maintains disability-related information and links to services for the disabled on its website, along with other social service links for its residents at <http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program>

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

There are no emergency homeless shelters in Sandy Springs and the City did not dedicate CDBG funds to homeless services or activities in 2018. However, housing units and services available to the homeless in Fulton County, and the City of Atlanta are also available to homeless persons in Sandy Springs.

Addressing the emergency shelter and transitional housing needs of homeless persons

See above.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

See above.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

See above.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC operates 2 housing properties within the City limits of Sandy Springs. The Belle Isle Apartments, a 9 unit project-based public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2018 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It was anticipated that the property was going to be demolished in 2018, but it has not yet occurred. The HAFC converted its public housing property, the Allen Road Mid-Rise (now called Sterling Place), located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016.

In 2015, the HAFC was awarded 9% tax credit funding from the Georgia Department of Community Affairs, along with HUD Rental Assistance Demonstration ("RAD") funding for Allen Road Midrise. Upon closing of the financing in February 2015, the formerly public housing building converted to Project Based Voucher. This 100-unit residential property continues to be for low-income elderly and disabled residents. Renovations to the building were completed in spring of 2016.

The HAFC has also traditionally placed some Housing Choice Voucher (Section 8) residents in market-rate units in Sandy Springs. There are currently 54 families using vouchers to secure affordable housing in Sandy Springs.

In addition to traditional public housing units and programs, the HAFC participated in the development of three multifamily properties in Sandy Springs, the Commons of Victoria Park, Monterey and Hampton Hill using its multifamily housing bond program and through partnering with private developers. While not in the identified CDBG Target areas, these properties will benefit from the sidewalk improvements initiated in 2010 as these improvements will improve access to commercial areas, parks, public transit and services across the sidewalk network.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City did not plan to take any actions to encourage resident participation in public housing management and/or homeownership programs at the facilities managed by the Housing Authority of Fulton County (HAFC) in its 2018 Annual Action Plan.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In Spring 2020, the City began a search for group to conduct a Housing Needs Assessment. The goal of the project is to provide a better understanding of the existing housing market and needs of current and future Sandy Springs residents. The assessment will create a framework and knowledge base to create a Strategic Housing Action Plan.

As part of the Housing Goals adopted in the Next 10 Comprehensive Plan, the city has formed a Taskforce responsible for researching potential incentive and redevelopment strategies as well as workforce housing strategies for the north-end of Sandy Springs. The Taskforce recommendations were presented to Mayor and Council in January 2019. In January 2019, the taskforce provided recommendation on potential plans for the North End of the City, which included among other recommendations “a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there.” In early 2020, the City partnered with a consulting firm to begin developing plans to aid in the visioning process for the North End. These plans will allow the City to see what is possible under the current Development Code regulations and if there are any amendments the City can make to aid in encouraging housing development. These plans have also been open to public input and the City has hosted several public engagement events regarding the North End Redevelopment.

The Next Ten Comprehensive Plan states the following priority actions for housing needs:

A. Preserve established single-family neighborhoods

H-A1.1. Implement measures to preserve established single-family neighborhoods.

B. Provide more quality housing and offer a greater range of housing choices

H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.

H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.

H-B1.3. Adopt a workforce housing ordinance specifying the number/percentage of units to be set aside as workforce housing and the size of projects to which this requirement applies.

H-B1.4. Prepare update to the City’s Consolidated Plan per HUD requirements. Include housing resources program as part of update.

H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner

occupied housing where feasible.

C. Incorporate residential uses in mixed-use areas

H-C1.1. As part of the Sandy Springs Development Code, establish zoning to encourage inclusion of residential uses as part of mixed-use redevelopment in applicable character areas. (Page 220)

Additionally, the Development Code has included density bonuses, such as height incentives, in exchange for providing workforce housing within specific zoning districts.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In 2019, the City continued the completion of Phase 3 of the South Roswell Road Multiyear Project, specifically the area south of Interstate 285, which includes right-of-way appraisals, and acquisition, installation of pedestrian lighting, handicapped ramps and brick pavers from I-285 down to Long Island Drive. Because the City's focus for 2018-2022 is on infrastructure improvements, it did not undertake any additional analysis related to other underserved needs relevant to the 2019 CDBG Program.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City did not engage in any housing or other rehabilitation activities in 2018 that would trigger compliance with the Lead-based Paint rule as published at 24 CFR Part 35. It is anticipated that for the duration of the 2018-2022 Consolidated Plan, the City will not undertake any activities that would require compliance with the lead-based paint rule.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Taking into consideration factors over which the City has control and using its limited CDBG funds for its infrastructure priorities, the City did not establish an antipoverty strategy in 2018 and does not anticipate doing so for the period of the 2018-2022 Consolidated Plan.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The focus of the City's 2016 CDBG Program was to complete construction of Phase II and begin construction on Lower Roswell Road, which is necessary to upgrade the sidewalk network in the LMI target areas along Roswell Road as shown on Exhibit A and Exhibit B.

The focus of the City's 2017 CDBG Program was to continue with Phase 3 of the South Roswell Multiyear Project. In 2017, survey design, site environmental studies, and ROW acquisition work, along with pre-purchase of pedestrian lighting was completed.

In 2018, pre-construction work for the South Roswell Road Streetscape Project is ongoing. Advance utility relocations are set to begin in fall of 2019. Project construction is anticipated late 2019. No construction for the South Roswell Road Streetscape Project was completed in 2018.

As described earlier, infrastructure improvements are the City's priority; therefore, the need to develop a more extensive institutional service delivery structure was not required for this reporting period as the City used its current staff to manage the 2018 CDBG Program. It is expected that this approach will prove to be all that is required for the period of the 2018-2022 Consolidated Plan unless City Council amends the program to focus on other eligible activities.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a \$100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. In addition to continuing its support of the CAC, the City's objectives for enhancing coordination for the 2018 program year were as follows:

1. Coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy.

The City has not developed any programs or partnerships at this time.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's Analysis of Impediments to Fair Housing (AI) report was adopted on March 2, 2010. The AI was submitted to HUD's Office of Fair Housing and Equal Opportunity (OFHEO) on March 3, 2010. The AI identified the following "General Recommendations for Promoting Fair Housing":

1. Establish a fair housing information website.

This task was completed and information can be found at the following links in English and Spanish:

<http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program/fair-housing-information>

<http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program/fena-de-informacion-de-viv>

2. Highlight fair housing activities in Sandy Springs during National Fair Housing month every April.

The City recognized Fair Housing month through adoption of a resolution in 2013 and hosted a CDBG Program 40th Anniversary event with a Fair Housing component.

3. Explore partnerships with Sandy Springs Community Action Center (CAC) and Holy Spirit Catholic Church to ensure fair housing information is available for Hispanic/Latino residents.

In 2011, the City worked with the CAC to develop fair housing information for a brochure to be produced in 2012 (Exhibit C). These brochures were updated in 2018 and distributed to CAC and the City's seventy plus apartment complexes in August 2018. Also, brochures advertising the fair housing trainings were distributed to the general public through property managers of apartments complexes, fliers were posted in open spaces, and fliers were given for distribution to other housing service providers. CAC is now a required location to post all CDBG related documents for public view per the City's Citizen Participation Plan.

4. As part of annual apartment certification requirements provide information to landlords on fair housing.

See Recommendation #3 above.

5. Develop a fair housing outreach program for residents of Sandy Springs' rental properties for support if residents suspect they have experienced housing discrimination.

The City will reach out to the CAC and Cred-Ability (formerly Consumer Credit Counseling Service) to develop an annual joint event in the future.

6. Explore partnerships with Cred-Ability or other financial counseling agencies for outreach opportunities to Sandy Springs minority residents.

See Recommendation #5 above.

7. Future Comprehensive Plan updates should analyze opportunities to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs' policies.

The City adopted the Next 10 Comprehensive Plan in February 2017 and the new Development Code in August 2017. The Next Ten seeks to establish zoning to encourage workforce housing by adopting a workforce housing ordinance to incentivize the creation of new affordable workforce housing in new developments. Additionally, the 2017 Development Code provides incentives such as height bonuses for the creation of affordable units in new housing projects.

As part of the implementation of the priority actions stated in the Next 10, the City established a Taskforce in February 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the redevelopment of certain areas of the city as well as evaluating potential workforce housing policies and strategies. In January 2019, the taskforce provided recommendation on potential plans for the North End of the City, which included among other recommendations "a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there." In early 2020, the City partnered with a consulting firm to begin developing plans to aid in the visioning process for the North End. These plans will allow the City to see what is possible under the current Development Code regulations and if there are any amendments the City can make to aid in encouraging housing development. These plans have also been open to public input and the City has hosted several public engagement events regarding the North End Redevelopment.

8. Complete an accessibility survey of available rental housing accessible to persons with disabilities in Sandy Springs to ensure compliance with fair housing law. Coordinate this recommendation with Sandy Springs ADA Coordinator.

The City has not taken action on this recommendation at this time.

The City provided the following in its Analysis of Impediments to Fair Choice adopted in 2015 as recommendations for promoting fair housing:

- a. Continue to establish a fair housing information site using the Community Development Block Grant Program webpage. Make fair housing law, how to file a complaint and other information available on the website.

This task was completed and information can be found at the following link in English and Spanish:

<http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program/fair-housing-information>

<http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program/fena-de-informacion-de-viv>

- b. Highlight fair housing activities in Sandy Springs during National Fair Housing month every April. Atlanta Metro Fair Housing has expressed an interest in partnering with Sandy Springs on possible future outreach events. (April is designated National Fair Housing Month each year by HUD.)

The City recognized Fair Housing month through adoption of a resolution in 2016. In Spring 2017, staff hosted three fair housing meetings as part of the Assessment of Fair Housing. These meetings were open to the public and were advertised by brochures distributed to apartment complexes and housing service providers, as well as posted in public recreational facilities. The meetings served for discussion on fair housing issues and opportunities. General information on fair housing law, how to identify discriminatory actions, and how to file a Fair Housing complaint were among the topics discussed at the meetings.

In summer 2018, two Fair Housing Education Workshops were hosted, one for the professionals of the City and the second session for residents.

- c. Preserve partnerships with Sandy Springs Community Action Center (CAC) and Holy Spirit Catholic Church to ensure fair housing information is available for Hispanic/Latino residents. Consider partnerships with other nonprofit and faith-based organizations that serve minority residents in Sandy Springs to promote fair housing.

In 2011, the City worked with the CAC to develop fair housing information for a brochure to be produced in 2012 (Exhibit C). The brochures were distributed to CAC and the City's seventy plus

apartment complexes in August 2012 and in the summer of 2014.

In Spring 2017 brochures advertising the fair housing meetings were distributed to the general public through apartment complexes, fliers were posted in public recreational facilities, and fliers were given for distribution to other housing service providers. The city invited Housing Stakeholders such as non-profits like the CAC, churches, community leaders to these meetings to discuss potential fair housing issues. The City is in continued communication with stakeholders regarding consultation of CDBG plans.

In 2018, Fair Housing brochures were updated and distributed to apartment complexes and property managers located within the eligible area where streetscape improvements are taking place. Fair housing trainings were conducted in August 2018. These were targeted to professional housing providers and the public.

In 2019, CAC became a required location to post all CDBG related documents for public view per the City's Citizen Participation Plan.

The City maintains annual communication with the CAC, other housing providers, and religious organizations regarding CDBG initiatives. The City annually requests public comment for CDBG reports.

- d. As part of annual apartment certification requirements provide information to landlords on fair housing. Evaluate how to best incorporate this with the apartment inspection ordinance and enforcement procedures.

See Recommendation #3 above.

- e. Maintain a fair housing outreach program for residents of Sandy Springs' rental properties to include basic information on Fair Housing laws and agencies that are available for support if residents suspect they have experienced housing discrimination. Consider partnerships with the Atlanta Board of Realtors, the Apartment Council and other similar organizations.

The City will reach out to the CAC and Cred-Ability (formerly Consumer Credit Counseling Service) to develop an annual joint event in the future. Additionally, in Spring 2017 as part of the development of the Assessment of Fair Housing, staff conducted three fair housing meetings for the public in three geographic locations to discuss fair housing challenges and opportunities. Stakeholders attended these meetings as well.

In 2018, updated fair housing brochures were distributed to apartment complexes located near where the streetscape improvements are taking place. Workshops on fair housing information were conducted for residents, housing providers, and property managers.

- f. Continue to explore partnerships with Consumer Credit Counseling Service (CCCS) or other financial counseling agencies for outreach opportunities to Sandy Springs minority residents since poor credit histories and other financial management issues have the greatest impact on minority loan denial rates according to HMDA data for the Atlanta-Sandy Springs-Marietta MSA.

No action has been taken on this recommendation at this time.

- g. Assess whether opportunities exist to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs' policies.

The Next 10 Comprehensive Plan adopted in February 2017 sets as one of its goals to “adopt a workforce housing ordinance specifying the number/percentage of units to be set aside as workforce housing and the size of projects to which this requirements applies.” The new Development Code adopted in August 2017, provides incentives such as height bonuses for new developments that provide affordable workforce housing units. There are two apartment complexes that have Land Use Restriction Agreements with the City, where the apartments complexes are required to provide a certainty percentage of rental units as workforce housing units.

As part of the implementation of the priority actions stated in the Next 10, the City established a Taskforce in February 2018 responsible for conducting detailed research and analysis on available resources to be used to incentivize and promote the redevelopment of certain areas of the city, as well as evaluating potential workforce housing policies. In January 2019, the Taskforce submitted a plan for the north-end revitalization, which included among other recommendations, “a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there.”

- h. Complete an accessibility survey of available rental housing accessible to persons with disabilities in Sandy Springs to ensure compliance with fair housing law. Coordinate this recommendation with Sandy Springs ADA Coordinator.

The City has not taken action on this recommendation at this time.

- i. Provide incentives for the inclusion of affordable units within new developments.

The City has adopted its new Development Code in August 2017, which includes incentives, such as height bonuses, for the creation of workforce homeownership and rental housing in new developments. A Taskforce was formed in early 2018 to research potential redevelopment and workforce housing initiatives for the North-end of the city. The Taskforce recommendations to Council are due January 2019.

In Summer 2017, Staff began preparations for the Assessment of Fair Housing (AFH) to be submitted to HUD by October 2017. However, the deadline to submit the AFH was extended until 2024. New Fair Housing recommendations will be evaluated through the completion of the AFH.

CR-40 - Monitoring 91.220 and 91.230

The year 2019 was the twelfth year of the City's participation in the CDBG Program. The City monitored its CDBG program regularly throughout the program year, and staff regularly updated the Director of Community Development, Director of Public Works, Assistant City Manager, City Manager, and the Mayor and City Council on the status of the CDBG Program.

Five (5) agenda items and corresponding CDBG documents were presented to the Mayor and City Council from July 2019 through May 2020 to complete the planning and reporting required for the CDBG Program and to ensure the program remained in compliance with HUD regulations and guidelines. In 2019, staff continued to review procedures for record-keeping, procurement, contracting and other processes in anticipation of future HUD monitoring reviews. Particular emphasis was placed on using HUD's established monitoring checklists, where they exist, to structure the City's CDBG Program records. These documents, as well as policies and procedures for managing the program are available in the City's CDBG Program Policies and Procedures manual.

Also, to ensure the benefits of the project are reported consistent with HUD's objective and outcome measures, the City reports its progress in providing access to a suitable living environment by using Census data that document the LMI persons who live in the CDBG target areas. At the conclusion of the project, up to 6,555 LMI persons living in the neighborhoods along Roswell Road will live in areas with a complete sidewalk network and have the option to walk to Kroger, Publix, CVS, MARTA, Ison Road Elementary School, Morgan Falls Park, Big Trees Forest Preserve, Fulton County's new community health center, the CAC, and other city services without having to drive. Sidewalk construction on upper Roswell Road area was completed in spring of 2016. Exhibit A and Exhibit B show the CDBG target areas that will benefit from the services previously mentioned. The multiyear sidewalk project will benefit all of the target areas on the north side of Sandy Springs and the surrounding neighborhoods.

In accordance with HUD requirements, the City submitted its MBE reports in October and May as required showing contracts and subcontracts that have been awarded to minority businesses (Exhibit D).

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City followed its Citizen Participation Plan to develop the 2019 Action Plan, including a public hearing at the initiation of the process. No comments were received at the public hearing. Consistent with the requirements of the Citizen Participation Plan, a public hearing is also required for the CAPER. The public hearing for the 2019 CAPER will be held on November 3, 2020 and public comments will be included in the Appendix to this report (Exhibit E).

<u>Media</u>	<u>Start</u>	<u>End</u>	<u>Days</u>
Mundo Hispanico Atlanta	September 29	October 14	15
Sandy Springs Neighbor	September 29	October 14	15
Sandy Springs website	September 29	October 14	15

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There have been no changes to the City's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

EXHIBIT A

LOW MOD PERCENTAGE

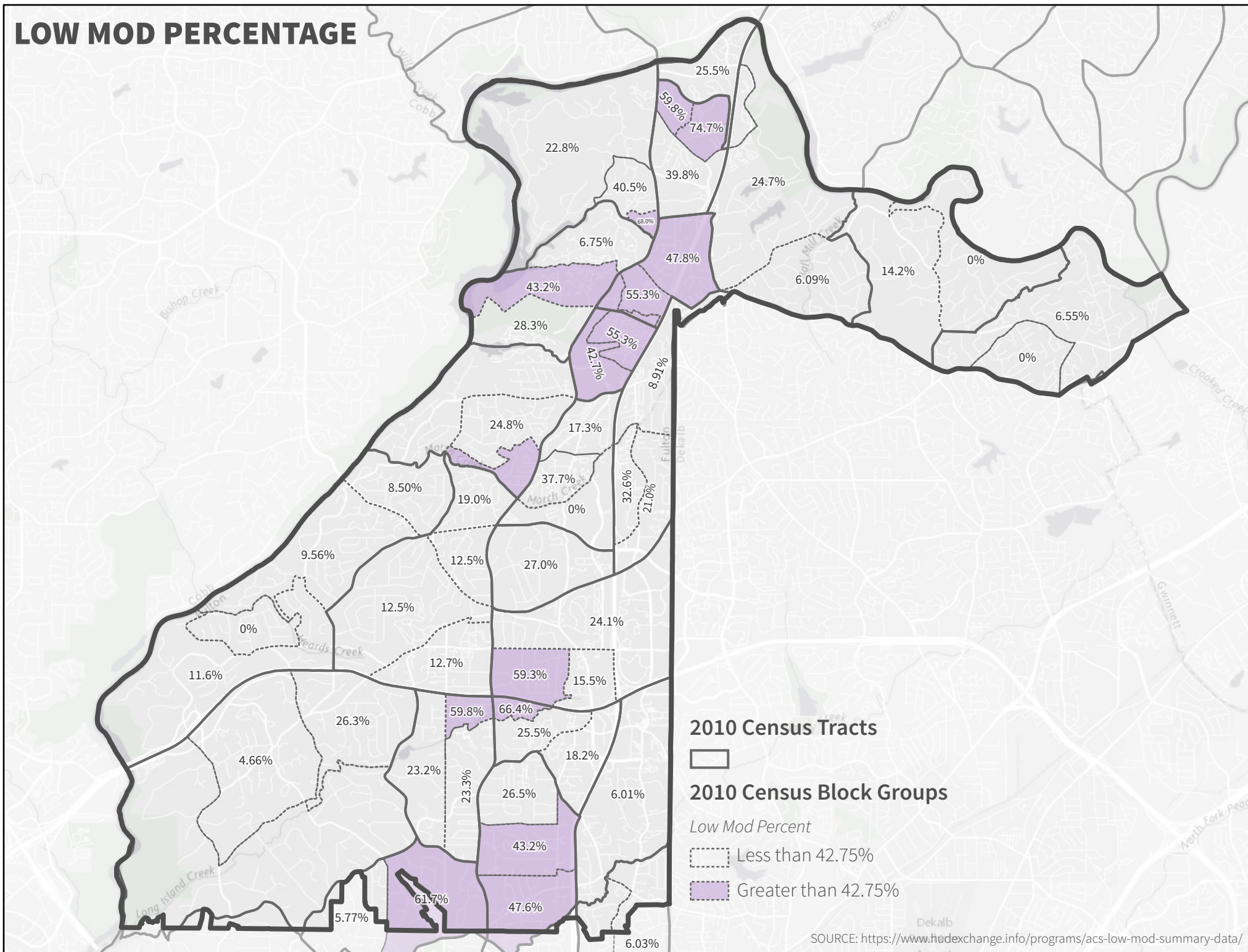
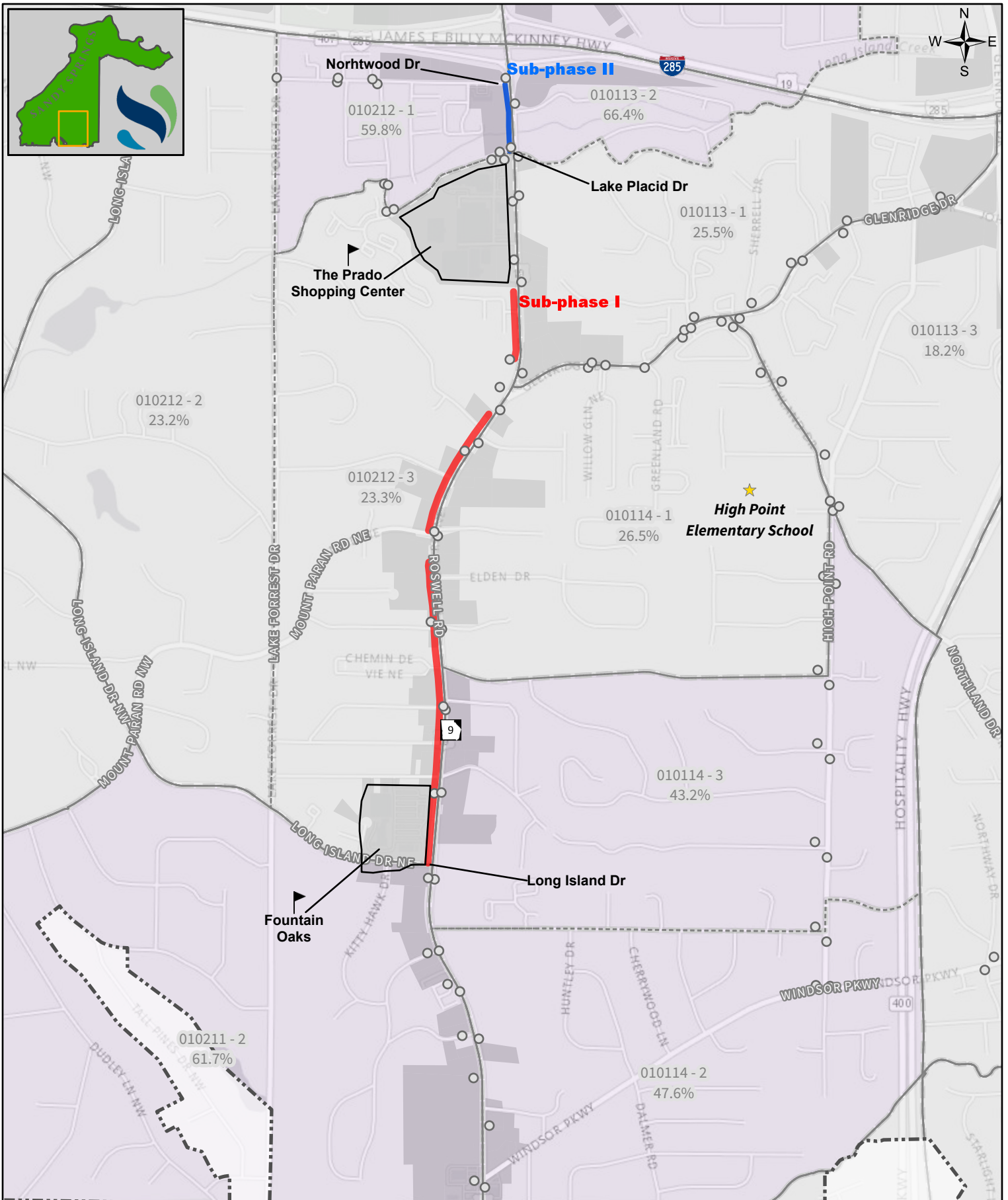


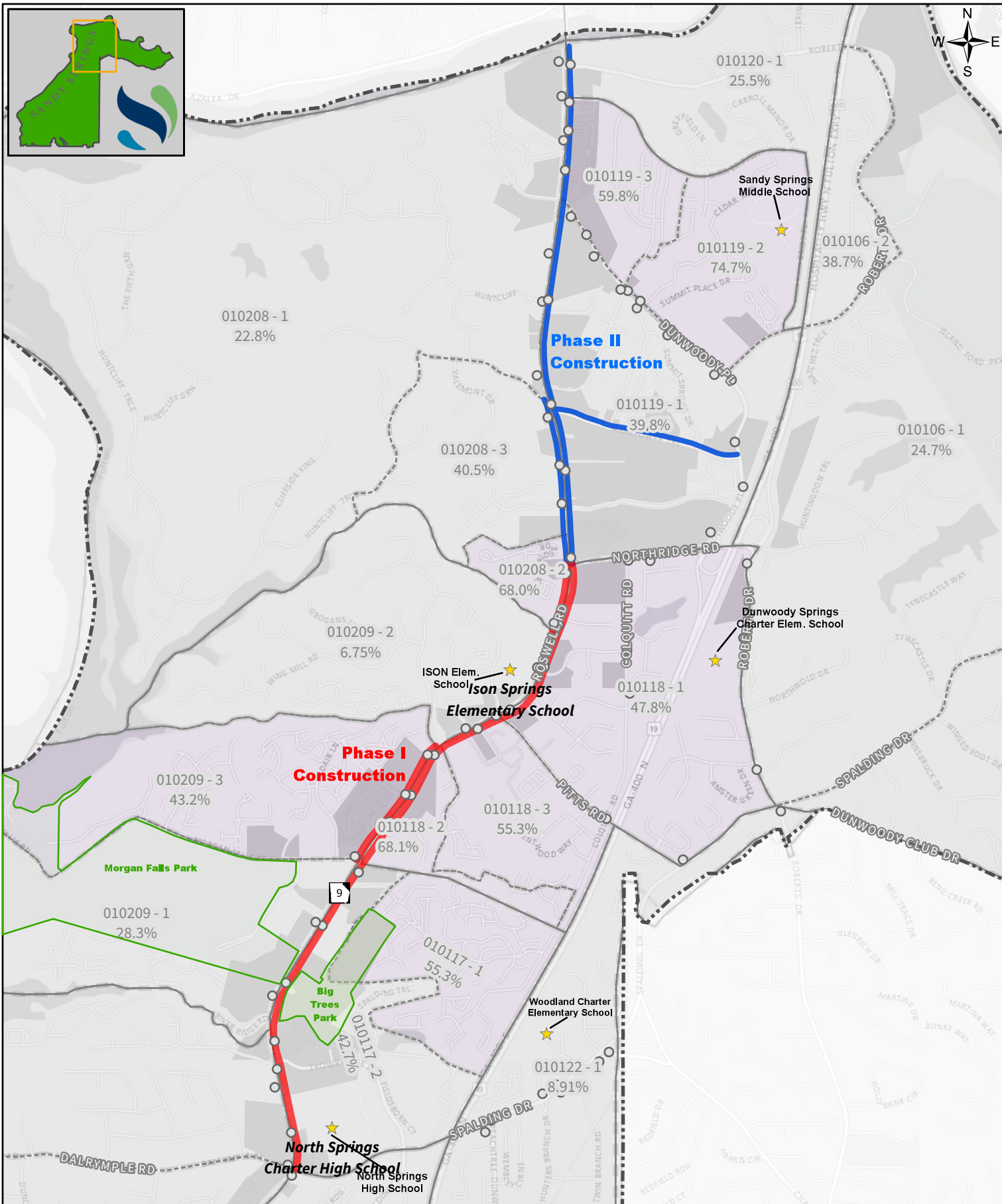
EXHIBIT B



CDBG Roswell Rd Sidewalk Construction Project: Phase III Construction

0 0.25 0.5
Miles

- Bus Stop
- Phase II
- Phase I
- City Limit
- 2010 Census Block Groups**
- Low Mod Percent
- Less than 42.75 %
- Greater than 42.75 %



CDBG Roswell RD **Sidewalk Construction Project:** Phase I & II Construction



EXHIBIT D

Contract and Subcontract Activity						U.S. Department of Housing and Urban Development				OMB Approval No.: 2577-0088 OMB Approval No.: 2502-0355				
Public reporting burden for this collection of information is estimated to average .5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Information is voluntary. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB Control Number.														
Executive Orders dated July 14, 1983, directs the Minority Business Development Plans shall be developed by each Federal Agency and the these annual plans shall establish minority business development objectives. The information is used by HUD to monitor and evaluate MBE activities against the total program activity and the designated minority business enterprise (MBE) goals. The Department requires the information to provide guidance and oversight for programs for the development of minority business enterprise concerning Minority Business Development. If the information is not collected HUD would not be able to establish meaningful MBE goals nor evaluate MBE performance against these goals.														
Privacy Act Notice = The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the Information requested in this form by virtue of Title 12, United States Code, Section 1701 et seq., and regulation. It will not be disclosed or released outside the United States Department of Housing and Urban Development without your consen, except as required or permitted by Law.														
1. Grantee/Project Owner/Developer/Sponsor/Builder/Agency										Check if:		2. Location		
City of Sandy Springs, GA										PH		Sandy Springs, GA 30328		
1 Galambos Way										IH				
Sandy Springs, GA 30328										CPD		x		
										Housing				
3a. Name of Contact Person Ginger Sottile, Director of Community Development					3b. Phone Number (Including Area Code) (770) 206-1574		4. Reporting Period April 1, 2020- September 30, 2020			5. Program Code (Not applicable for CPD programs.) See explanation of Codes at bottom of Page Use a separate sheet for each program code.		6. Date Submitted to Field Office		
										N/A				
Grant/Project Number or HUD Case Number or other identification of property, subdivision, dwelling unit, etc. 7a.		Amount of Contract or Subcontact 7b.	CPD Type of Trade Code (See below) 7c.	Contractor or Subcontractor Racial/Ethnic (See below) 7d.	Woman Owned Business (Yes or No) 7e.	Prime Contractor Identification (ID) Number 7f.	Sec. 3 7g.	Subcontractor Identification (ID) Number 7h.	Sec. 3 7i.	Contractor/Subcontractor Name and Address 7j.				
Project Number T0033-7		\$1,174,425.00	N/A	N/A	No	27-2537065	N/A	N/A	N/A	Construction 57 (Owner is Wale Osho)	809 North Park Boulevard	Clarkston	GA	30021

CPD:

1 = New Construction

2 = Education/Training

3 = Other

7c: Type of Trade Codes:

Housing/Public Housing:

1 = New Construction

2 = Substantial Rehab.

3 = Repair

4 = Service

5 = Project Mangt.

6 = Professional

7 = Tenant Services

8 = Education/Training

9 = Arch./Engrg. Appraisal

0 = Other

7d: Racial/Ethnic Codes:

1 = White Americans

2 = Black Americans

3 = Native Americans

4 = Hispanic Americans

5 = Asian/Pacific Americans

6 = Hasidic Jews

5: Program Codes (Complete for Housing and Public and Indian Housing programs only):

1 = All Insured, including Section8

2= Flexible Subsidy

3 = Section 8 Noninsured, Non-HFDA

4 = Insured (Management)

5 = Section 202

6 = HUD-Held

7 = Public/India Housing

8 = Section 811

Previous editions are obsolete.

form HUD-2516 (8/98)

EXHIBIT E

No public comments

EXHIBIT F - L

U.S. DEPARTMENT OF HOUSING AND
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 OFFICE OF COMMUNITY PLANNING AND
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IDIS

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Authorized Amount			
CDBG	EN	SANDY SPRINGS	GA	2008	B08MC130016	\$540,875.00			
				2009	B09MC130016	\$539,982.00			
				2010	B10MC130016	\$581,336.00			
				2011	B11MC130016	\$489,289.00			
				2012	B12MC130016	\$421,709.00			
				2013	B13MC130016	\$533,275.00			
				2014	B14MC130016	\$545,644.00			
				2015	B15MC130016	\$577,782.00			
				2016	B16MC130016	\$592,429.00			
				2017	B17MC130016	\$574,431.00			
				2018	B18MC130016	\$625,188.00			
				2019	B19MC130016	\$627,731.00			
				2020	B20MC130016	\$653,208.00			
				SANDY SPRINGS S					\$7,302,879.00
				EN Subtotal:					\$7,302,879.00
GRANTEE					\$7,302,879.00				

U.S. DEPARTMENT OF HOUSING AND
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IDIS

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Suballocated Amount
CDBG	EN	SANDY SPRINGS	GA	2008	B08MC130016	\$0.00
				2009	B09MC130016	\$0.00
				2010	B10MC130016	\$0.00
				2011	B11MC130016	\$0.00
				2012	B12MC130016	\$0.00
				2013	B13MC130016	\$0.00
				2014	B14MC130016	\$0.00
				2015	B15MC130016	\$0.00
				2016	B16MC130016	\$0.00
				2017	B17MC130016	\$0.00
				2018	B18MC130016	\$0.00
				2019	B19MC130016	\$0.00
				2020	B20MC130016	\$0.00
				SANDY SPRINGS S		\$0.00
		EN Subtotal:				\$0.00
GRANTEE						\$0.00

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IDIS

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Amount Committed to Activities
CDBG	EN	SANDY SPRINGS	GA	2008	B08MC130016	\$540,875.00
				2009	B09MC130016	\$539,982.00
				2010	B10MC130016	\$581,336.00
				2011	B11MC130016	\$489,289.00
				2012	B12MC130016	\$421,709.00
				2013	B13MC130016	\$533,275.00
				2014	B14MC130016	\$545,644.00
				2015	B15MC130016	\$577,782.00
				2016	B16MC130016	\$592,429.00
				2017	B17MC130016	\$574,431.00
				2018	B18MC130016	\$625,188.00
				2019	B19MC130016	\$627,731.00
				2020	B20MC130016	\$0.00
				SANDY SPRINGS S		\$6,649,671.00
				EN Subtotal:		\$6,649,671.00
				GRANTEE		\$6,649,671.00

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IDIS

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Net Drawn Amount			
CDBG	EN	SANDY SPRINGS	GA	2008	B08MC130016	\$540,875.00			
				2009	B09MC130016	\$539,982.00			
				2010	B10MC130016	\$581,336.00			
				2011	B11MC130016	\$489,289.00			
				2012	B12MC130016	\$421,709.00			
				2013	B13MC130016	\$533,275.00			
				2014	B14MC130016	\$545,644.00			
				2015	B15MC130016	\$577,782.00			
				2016	B16MC130016	\$592,429.00			
				2017	B17MC130016	\$574,431.00			
				2018	B18MC130016	\$625,188.00			
				2019	B19MC130016	\$9,019.94			
				2020	B20MC130016	\$0.00			
				SANDY SPRINGS S					\$6,030,959.94
				EN Subtotal:					\$6,030,959.94
GRANTEE					\$6,030,959.94				

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IDIS

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	FY YTD Net Draw Amount
CDBG	EN	SANDY SPRINGS	GA	2008	B08MC130016	\$0.00
				2009	B09MC130016	\$0.00
				2010	B10MC130016	\$0.00
				2011	B11MC130016	\$0.00
				2012	B12MC130016	\$0.00
				2013	B13MC130016	\$0.00
				2014	B14MC130016	\$0.00
				2015	B15MC130016	\$0.00
				2016	B16MC130016	\$0.00
				2017	B17MC130016	\$0.00
				2018	B18MC130016	\$0.00
				2019	B19MC130016	\$0.00
				2020	B20MC130016	\$0.00
				SANDY SPRINGS S		\$0.00
		EN Subtotal:				\$0.00
GRANTEE						\$0.00

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IDIS

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Available to Commit
CDBG	EN	SANDY SPRINGS	GA	2008	B08MC130016	\$0.00
				2009	B09MC130016	\$0.00
				2010	B10MC130016	\$0.00
				2011	B11MC130016	\$0.00
				2012	B12MC130016	\$0.00
				2013	B13MC130016	\$0.00
				2014	B14MC130016	\$0.00
				2015	B15MC130016	\$0.00
				2016	B16MC130016	\$0.00
				2017	B17MC130016	\$0.00
				2018	B18MC130016	\$0.00
				2019	B19MC130016	\$0.00
				2020	B20MC130016	\$653,208.00
				SANDY SPRINGS S		\$653,208.00
		EN Subtotal:				\$653,208.00
GRANTEE						\$653,208.00

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IDIS

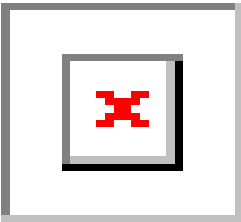
Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Available to Draw
CDBG	EN	SANDY SPRINGS	GA	2008	B08MC130016	\$0.00
				2009	B09MC130016	\$0.00
				2010	B10MC130016	\$0.00
				2011	B11MC130016	\$0.00
				2012	B12MC130016	\$0.00
				2013	B13MC130016	\$0.00
				2014	B14MC130016	\$0.00
				2015	B15MC130016	\$0.00
				2016	B16MC130016	\$0.00
				2017	B17MC130016	\$0.00
				2018	B18MC130016	\$0.00
				2019	B19MC130016	\$618,711.06
				2020	B20MC130016	\$653,208.00
				SANDY SPRINGS S		\$1,271,919.06
		EN Subtotal:				\$1,271,919.06
GRANTEE						\$1,271,919.06

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IDIS

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Recapture Amount			
CDBG	EN	SANDY SPRINGS	GA	2008	B08MC130016	\$0.00			
				2009	B09MC130016	\$0.00			
				2010	B10MC130016	\$0.00			
				2011	B11MC130016	\$0.00			
				2012	B12MC130016	\$0.00			
				2013	B13MC130016	\$0.00			
				2014	B14MC130016	\$0.00			
				2015	B15MC130016	\$0.00			
				2016	B16MC130016	\$0.00			
				2017	B17MC130016	\$0.00			
				2018	B18MC130016	\$0.00			
				2019	B19MC130016	\$0.00			
				2020	B20MC130016	\$0.00			
				SANDY SPRINGS S					\$0.00
				EN Subtotal:					\$0.00
				GRANTEE					\$0.00



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PGM Year: 2015

Project: 0001 - South Roswell Road Multiyear Sidewalk Project

IDIS Activity: 16 - South Roswell Road Sidewalks

Status: Completed 12/31/2019 12:00:00 AM

Location: 7840 Roswell Rd Sandy Springs, GA 30350-6877

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Sidewalks (03L)

National Objective: LMA

Initial Funding Date: 04/07/2017

Description:

Sec.

108 Funded South Roswell Road Multiyear Sidewalk Project (2015).

This activity directly impacts specific census tracts, narrowing the benefit area to these specific tracts.

The project, Phase I (Long Island Dr to Glenridge Dr) and Phase II (Lake Placid to Northwood Dr), are identified specifically by the following census tracts: 010211, 010212, 010113 and 010114.

The Benefit (Target) Area defined by these specific census tracts reflect those benefited in this target area. Note: Activity 17 is a continuation of this activity.

As of 1-31-18 all accomplishments related to the South Roswell Road Multiyear Sidewalk project will be reported at activity 17.

Also all remaining vouchers will be drawn against activity 17.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2015	B15MC130016	\$577,782.00	\$0.00	\$577,782.00
	SL	2016	B16MC130016	\$2,872,000.00	\$0.00	\$2,872,000.00
Total	Total			\$3,449,782.00	\$0.00	\$3,449,782.00

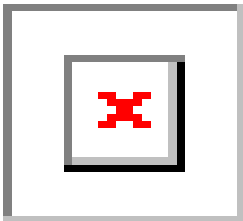
Proposed Accomplishments

Total Population in Service Area: 26,025

Census Tract Percent Low / Mod: 44.61

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2016
Project: 0001 - South Roswell Road Multiyear Sidewalk Project
IDIS Activity: 17 - South Roswell Road Multiyear Sidewalk Project (2016)

Status: Completed 12/31/2019 12:00:00 AM
Location: 4850 Roswell Rd Sandy Springs, GA 30342-2606

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Sidewalks (03L)

National Objective: LMA

Initial Funding Date: 02/22/2018

Description:

South Roswell Road Multiyear Sidewalk & Street Lighting Project (2016).
South Roswell Road Multiyear Sidewalk Project (2015).
This activity directly impacts specific census tracts, narrowing the benefit area to these specific tracts.
The project, Phase I (Long Island Dr to Glenridge Dr) and Phase II (Lake Placid to Northwood Dr), are identified specifically by census tracts and block groups.
The Benefit (Target) Area defined by these specific census tracts reflect those benefited in this target area.

Financing

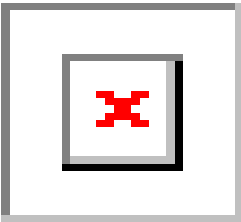
	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2016	B16MC130016	\$592,429.00	\$0.00	\$592,429.00
		2017	B17MC130016	\$574,431.00	\$101,634.97	\$574,431.00
Total	Total			\$1,166,860.00	\$101,634.97	\$1,166,860.00

Proposed Accomplishments

People (General) : 2,743
Total Population in Service Area: 13,715
Census Tract Percent Low / Mod: 46.34

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2016	South Roswell Road Multiyear Sidewalk & Street Lighting Project (2016). South Roswell Road Multiyear Sidewalk Project (2015). This activity directly impacts specific census tracts, narrowing the benefit area to these specific tracts. The project, Phase I (Long Island Dr to Glenridge Dr) and Phase II (Lake Placid to Northwood Dr), are identified specifically by census tracts and block groups. The Benefit (Target) Area defined by these specific census tracts reflect those benefited in this target area.	



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PGM Year: 2018

Project: 0001 - South Roswell Road Multiyear Sidewalks Phase III

IDIS Activity: 18 - Sub-Phase 1 and Sub-Phase 2 of Phase III

Status: Open

Location: 1 Galambos Way Sandy Springs, GA 30328-4829

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Sidewalks (03L)

National Objective: LMA

Initial Funding Date: 01/14/2020

Description:

Sub-Phase 1 and Sub-Phase 2 of Phase 3 of the South Roswell Road Multiyear Project will include the design, newly acquired right-of-way, some demolition of existing sidewalks, modification to utility vaults, and other minor alterations on the west side of Roswell RoadSR 9.

The sub-phase 1 segment will include sidewalks on the west side of Roswell RoadSR 9 between Long Island Drive and Stewart Drive.

Sub-phase 2 segment will include sidewalks on the west side of Roswell RoadSR 9 between Stewart Drive and Northwood Drive. Eligible LMI areas that will benefit from these improvements include Census Tracts010113-1, 010113-2,010114-1,010114-2, 010114-3, 010211-2, 010212-1, 010213-3

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC130016	\$474,915.68	\$265,631.84	\$265,631.84
		2019	B19MC130016	\$587,122.57	\$0.00	\$0.00
Total	Total			\$1,062,038.25	\$265,631.84	\$265,631.84

Proposed Accomplishments

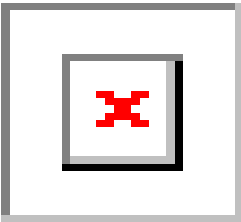
People (General) : 6,555

Total Population in Service Area: 18,415

Census Tract Percent Low / Mod: 51.97

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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SANDY SPRINGS

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PGM Year: 2018
Project: 0001 - South Roswell Road Multiyear Sidewalks Phase III
IDIS Activity: 19 - Sec. 108 Debt Service Payment

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108
Loan Principal (19F)
National Objective:

Initial Funding Date: 01/14/2020

Description:

Sec.
108 Debt Service Payment

Financing

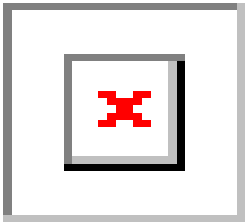
	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2018	B18MC130016	\$150,272.32	\$150,272.32	\$150,272.32
		2019	B19MC130016	\$40,608.43	\$0.00	\$0.00
Total	Total			\$190,880.75	\$150,272.32	\$150,272.32

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:					0			



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2019
SANDY SPRINGS

Date: 16-Oct-2020

Time: 9:23

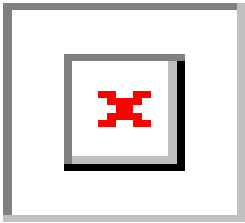
Page: 5

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
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Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2019
SANDY SPRINGS

Date: 16-Oct-2020

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Total Funded Amount:	\$5,869,561.00
Total Drawn Thru Program Year:	\$1,582,764.16
Total Drawn In Program Year:	\$517,539.13

U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND
DEVELOPMENT
PR06 - Summary of Consolidated Plan
Projects for Report Year

DATE: 10/23/2020
TIME: 10:49:59 AM
PAGE: 1/1

IDIS

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Summary of Accomplishments
Program Year: 2019

DATE: 10-16-20
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SANDY SPRINGS

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Public Facilities and Improvements	Sidewalks (03L)	1	\$265,631.84	2	\$101,634.97	3	\$367,266.81
	Total Public Facilities and Improvements	1	\$265,631.84	2	\$101,634.97	3	\$367,266.81
Repayment of Section 108 Loans	Planned Repayment of Section 108 Loan Principal (19F)	1	\$150,272.32	0	\$0.00	1	\$150,272.32
	Total Repayment of Section 108 Loans	1	\$150,272.32	0	\$0.00	1	\$150,272.32
Grand Total		2	\$415,904.16	2	\$101,634.97	4	\$517,539.13



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Summary of Accomplishments
Program Year: 2019

DATE: 10-16-20
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PAGE: 2

SANDY SPRINGS

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Program Year	
			Open Count	Completed Count
Public Facilities and Improvements	Sidewalks (03L)	Persons	0	13,715
	Total Public Facilities and Improvements		0	13,715
Grand Total			0	13,715



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Summary of Accomplishments
Program Year: 2019

DATE: 10-16-20
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SANDY SPRINGS

CDBG Beneficiaries by Racial / Ethnic Category

No data returned for this view. This might be because the applied filter excludes all data.



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Summary of Accomplishments
Program Year: 2019

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SANDY SPRINGS

CDBG Beneficiaries by Income Category

No data returned for this view. This might be because the applied filter excludes all data.



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2019
SANDY SPRINGS , GA

DATE: 10-16-20
TIME: 9:45
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	627,731.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	627,731.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	367,266.81
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	367,266.81
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	150,272.32
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	517,539.13
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	110,191.87

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	367,266.81
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	367,266.81
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	627,731.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	627,731.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	0.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	0.00
42 ENTITLEMENT GRANT	627,731.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	627,731.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	0.00%



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2019
SANDY SPRINGS , GA

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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2016	1	17	6314812	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$46.71
2016	1	17	6314813	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$7,268.59
2016	1	17	6314814	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$18.00
2016	1	17	6314815	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$7,214.65
2016	1	17	6314816	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$200.00
2016	1	17	6314817	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$7,393.80
2016	1	17	6325537	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$27,086.00
2016	1	17	6325539	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$27,000.00
2016	1	17	6325542	South Roswell Road Multiyear Sidewalk Project (2016)	03L	LMA	\$25,407.22
2018	1	18	6352938	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$7,932.78
2018	1	18	6352940	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$68.70
2018	1	18	6352945	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$8,523.68
2018	1	18	6352946	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$20,851.60
2018	1	18	6352947	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$1,800.00
2018	1	18	6352948	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$673.20
2018	1	18	6352949	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$556.00
2018	1	18	6352950	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$443.50
2018	1	18	6352951	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$250.00
2018	1	18	6352954	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$3,132.38
2018	1	18	6352955	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$145,800.00
2018	1	18	6352957	Sub-Phase 1 and Sub-Phase 2 of Phase III	03L	LMA	\$75,600.00
					03L	Matrix Code	<u>\$367,266.81</u>
Total							\$367,266.81

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Report returned no data.

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Report returned no data.

[illegible]

Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	

Economic Development

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Access	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Afford	Sustain		Access	Afford	Sustain	Access	Afford	Sustain	
0	0	0		0	0	0	0	0	0	0
0	0	0		0	0	0	0	0	0	0
0	0	0		0	0	0	0	0	0	0
0	0	0		0	0	0	0	0	0	0
0	0	0		0	0	0	0	0	0	0
0	0	0		0	0	0	0	0	0	0
0	0	0		0	0	0	0	0	0	0
0	0	0		0	0	0	0	0	0	0
unit	0	0		0	0	0	0	0	0	0

[illegible]

[illegible]

Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	

[illegible]

[illegible][illegible]

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
that received emergency financial assistance to prevent homelessness										
	0	0	0	0	0	0	0	0	0	0
that received emergency legal assistance to prevent homelessness										
	0	0	0	0	0	0	0	0	0	0

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

**RESOLUTION AUTHORIZING THE SUBMISSION OF THE CITY OF SANDY
SPRINGS 2019 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT (CAPER) FOR THE CDBG PROGRAM TO THE U.S. DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

WHEREAS, since 1974 the Community Development Block Grant Program (CDBG) has been an important federal resource for cities to assist their low- and moderate-income communities, eliminate slums and blight, and address urgent needs; and

WHEREAS, the City has prepared its 2019 CAPER for the purposes of continuing its participation in the CDBG Program; and

WHEREAS, the City held a public hearing on November 3, 2020 to provide an opportunity for Sandy Springs residents to comment on the City's CDBG performance from July 1, 2019 through June 30, 2020; and

WHEREAS, the City advertised the draft 2019 CAPER for a 15-day public comment period from September 29, 2020 through October 14, 2020; and

WHEREAS, the final 2019 CAPER was adopted and approved for submission to the U.S. Department of Housing and Urban Development at the regular City Council meeting on November 3, 2020;

NOW, THEREFORE, BE IT RESOLVED BY THIS COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, AND IT IS RESOLVED BY THE AUTHORITY OF SAID CITY COUNCIL.

By passage of this resolution, the City of Sandy Springs Mayor and City Council authorizes submission of the 2019 CAPER and other necessary program documents and the provision of an original copy of this resolution to the U.S. Department of Housing and Urban Development for the purposes described in this resolution.

RESOLVED this 3rd day of November, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Lia Jones, Interim City Clerk
(Seal)

Mayor and City Council Public Hearing

November 3, 2020

Adoption of the 2019 Consolidated Annual Performance Report (CAPER)

Amendment to the 2020 Annual Action Plan



SANDY SPRINGS™
GEORGIA

Adoption of 2019 CAPER

2019 CAPER

- The City has made progress with meeting its 2019 CDBG Program goals, and the CDBG Multiyear Sidewalk Construction Project is on schedule:
- The goal of the South Roswell Road Sidewalk Project is to complete the sidewalk network in the qualified target areas along the Roswell Road corridor from Interstate 285 to Long Island Drive.
- This project was under design in 2018 and construction began in the 2019 program year. The contractor was issued Notice to Proceed on 4/27/20.
- Approximately 2,600 linear feet (about 1/2 mile) of sidewalk (~35% of the project) has been placed since construction began
- Items remaining to construct and add include lighting, landscaping, drainage, driveways resurfacing and reconstruction

Amendment to the 2020 Annual Action Plan

Amendment to the 2020 Annual Action Plan

- The City received an additional grant, CDBG-CV3, in the amount of \$630,769 for COVID-19 Pandemic Response
- The Action Plan must be amended to reflect this additional funding
 - The City proposes to use the CDBG-CV3 grant funds to continue aiding local non-profits in their COVID-19 Pandemic Response
 - With the previous CDBG-CV grant funds, the City has been able to provide funding to local non-profits who provide rental assistance and supplementary education/child care

Amendment to the 2020 Annual Action Plan

- The draft amendment to the 2020 Annual Action Plan will be available online at spr.gs/cdbg1
- Public comment period for the 2020 Annual Action Plan begins today, November 3, 2020 and will close on November 9, 2020
- Comments can be provided this evening, as part of the public hearing OR they can be sent to cdbgprogram@sandyspringsga.gov
- Once the public comment period is closed, the amendment will be finalized
- The amendment is scheduled for adoption at the November 17 Mayor and City Council Meeting

Mayor and City Council Public Hearing

November 3, 2020

RC20-03 1665 Winterthur Close

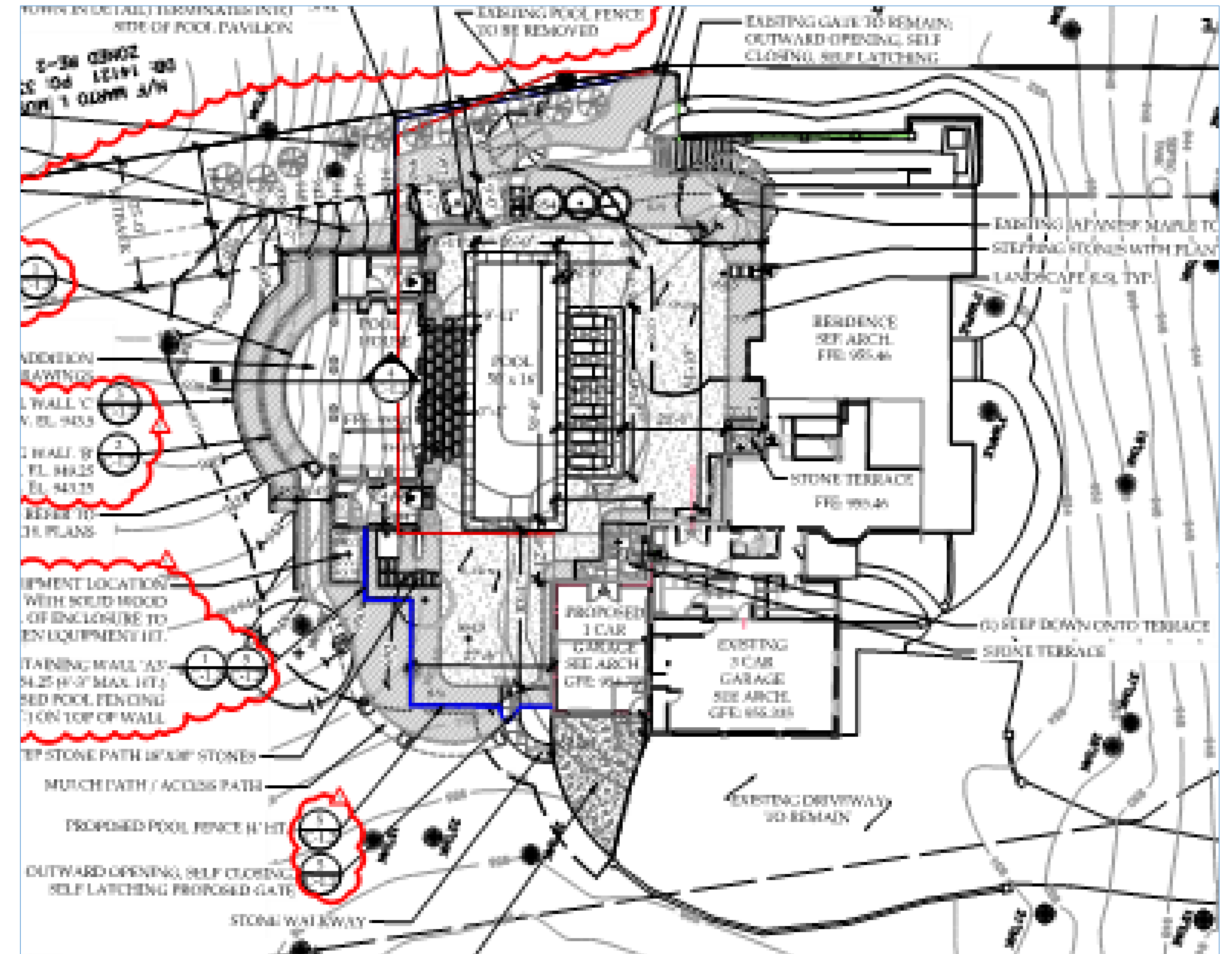
RC20-04 9755 Roberts Drive (Fulton County)



SANDY SPRINGS™
GEORGIA

RC20-03 1665 Winterthur Close

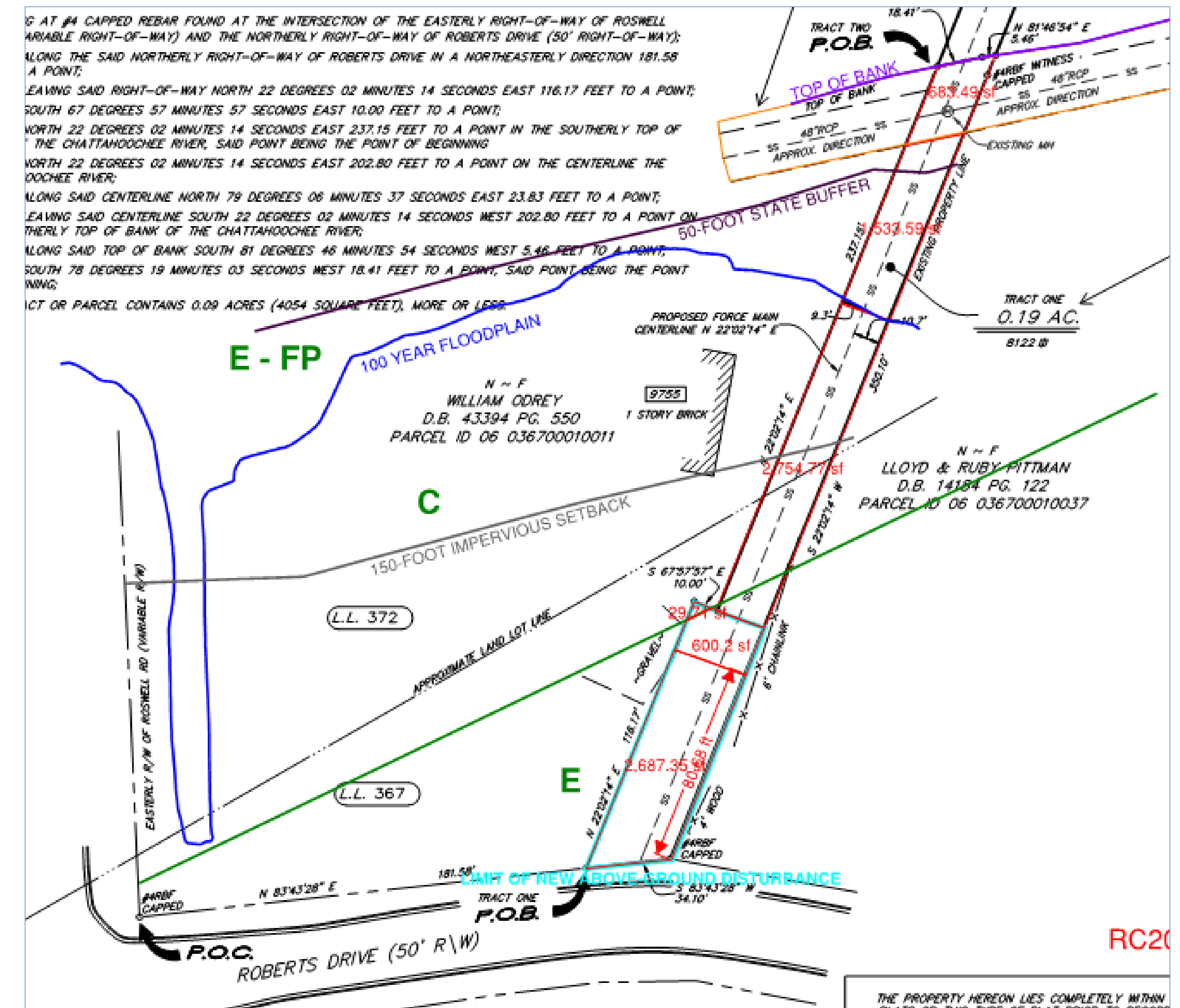
- Proposing to remove existing pool and replace with a new pool and pool house
- ARC found the proposal consistent with the Chattahoochee River Corridor Plan



RC20-04 9755 Roberts Drive (Fulton County)

RC20-04

- Fulton County proposes a temporary sewer line be installed in order for them to complete the Fulton-Cobb Diversion Sewer Line
- ARC found the plan will provide a level of land and water resources protection equivalent to an application that is consistent.





SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Madalyn Smith, Planner
DATE: October 27, 2020 Submission for the November 3, 2020 Meeting
ITEM: Request for Mayor and City Council Consideration of an Opening of Public Comment Period for an Amendment to the 2020 CDBG Annual Action Plan

Recommendation:

Open public comment period for an Amendment to the 2020 Annual Action Plan from November 3, 2020 to November 9, 2020

Background:

The 2020 Annual Action Plan was adopted in May 2020. An amendment must be made to the Action Plan to account for the special allocation of Community Development Block Grant funds (CDBG-CV3) awarded to the City in September 2020.

Discussion:

The City was awarded an additional \$630,769 for COVID-19 Pandemic Response. The additional funding is proposed to be distributed to local non-profits to assist Sandy Springs citizens who are low to moderate income.

The purpose of this public hearing is to announce the opening of the public comment period and to allow citizens to provide input on the draft amendment to the 2020 Action Plan. The amendment is scheduled for adoption at the November 17, 2020 Mayor and City Council Meeting.

Financial Impact:

The grant funding cannot be utilized until an amendment to the 2020 Annual Action Plan is adopted.

Alternatives:

N/A

Attachments:

1. 2020 Amendment to the Annual Action Plan FINAL

2020 Annual Action Plan

Sandy Springs, GA



Amended November 17, 2020

**U.S. Department of Housing and Urban Development
Atlanta Regional Office
Five Points Plaza Building
40 Marietta Street
Atlanta, GA 30303**



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The Consolidated Plan is a 5-year plan which describes the City's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources.

In March 2020, Georgia was affected by the COVID-19 pandemic. In order to lessen the impact of the virus, the City of Sandy Springs along with many other local municipalities, issued a shelter-in-place order. This was done in the interest of public health, however it has led to negative economic impacts. In April 2020, it was announced that in addition to the City's normal grant allocation, an additional grant would be awarded to the City as part of the CARES Act. It was determined that for the 2020 program year, that the COVID-19 pandemic response could be a possible use of the available funding, should the need arise.

In September 2020, the City was given another special allocation of Community Development Block Grant Coronavirus (CDBG-CV3) funds, as part of the CARES Act. This additional funding will be used to prepare and respond to the COVID-19 pandemic.

2. Summarize the objectives and outcomes identified in the Plan

The Needs Assessment identified Public Improvements and Infrastructure and Public Service as the priority needs for the City. The City has determined that completion of the Roswell Road Multiyear Sidewalk Project, begun under the previous Consolidated Plan, will be the initial project for the 2018-2022 Consolidated Plan and the 2020 program year. The CDBG Program for this project will fulfill the Suitable Living Environment objective and Availability/Accessibility outcome of the CPD Performance Measurement Framework. Any future Public Service projects will also be required to fulfill one of the three objectives [(1) Decent, Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities] and the three outcomes [(1) Availability/Accessibility, (2) Affordability, and (3) Sustainability].

Section 108 Loan Guarantee Program

CDBG regulations 24 CFR Part 570.700 describe a process whereby Sandy Springs can leverage up to 5 times its most recent CDBG allocation from HUD to increase the impact of its CDBG funds and benefit to LMI residents.

In the summer of 2017, the City applied for an advance on its future CDBG allocations permitted under the Section 108 Loan Program in order to, more efficiently, complete Phase III of the South Roswell Road Multiyear Project. Phase III includes the design, construction, right-of-way appraisals and acquisition, utility relocations, and installation of street lighting, handicapped ramps and brick pavers on the west side of Roswell Rd from Long Island Drive to Stewart Drive (Sub-Phase I) and from Stewart Drive to Northwood Drive (Sub-phase II), which are identified LMI (low/moderate income) target areas.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million. The Section 108 Loan Guarantee Program funds represent the infusion of a considerable amount of funding at once that will have a direct benefit on the LMI residents of the City.

For the 2020 Program Year, Staff anticipates using the totality of Section 108 funds to finalize the construction of Phase III within of the South Roswell Road Multiyear Sidewalk Project within the LMI target areas.

Staff previously anticipated using the 2020 grant allocation to defease the Section 108 loan debt. However, the City is now preparing for the possible use of the 2020 grant allocation to ameliorate negative economic impacts resulting from the COVID-19 pandemic. And, if needed, the City may target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery, should the need arise.

The Community Development Block Grant Coronavirus funds will be used to prepare and respond to the COVID-19 pandemic. Specifically, the CDBG-CV3 funds will be distributed to local non-profits that serve those who are of low or moderate income.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12, 2013-2017, and 2018-2022 plan identified a single priority throughout the program: infrastructure improvements. Consequently, a multiyear sidewalk program was developed for the Northern Portion of Roswell Road corridor between Dalrymple Road and the Chattahoochee River. The Roswell Road Multiyear Sidewalk Project (North), Phase I, was completed in 2013.

Under the Phase I of the Roswell Road Multiyear Sidewalk project (North), the City was able to construct 1.5 miles of sidewalks from Dalrymple Road to Northridge Road, and another 2 miles under Phase II from Northridge Road to the Chattahoochee River. Both phases included the installation of street lights, ADA ramps, brick pavers, and landscaping. Additionally, under Phase II the City completed sidewalk improvements on the north side of Hightower Trail to the Community Assistance Center, the City's largest non-profit public service provider. Phase II was completed in 2016.

In 2019, design, right-of-way and the bid process were completed for Sub-phase I. The streetscape improvements and the right-of-way acquisition is still in progress for Sub-phase II. Staff anticipates starting construction for Sub-phase I and get the design and right-of-way acquisition completed for Sub-phase II.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Sandy Springs adopted its Citizen Participation Plan in 2006. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City held the required public hearings and meetings to solicit comments on community needs as part of the development of the Annual Action Plan. Those meetings were as follows:

1. Public Hearing and Program Update on Tuesday, February 18, 2020, at 6:00 p.m. (Sandy Springs City Hall)
2. Public Hearing, Draft Review, and Public Comment Period Announcement on Thursday, May 7, 2020, at 4:00 p.m. (Sandy Springs Virtual Meeting)
3. Public Hearing and Annual Action Plan Adoption on Tuesday, May 19, 2020 at 6:00 p.m. (Sandy Springs Virtual Meeting)

In conformance with the Citizen Participation Plan, the City held the required public hearings and meetings to solicit comments on community needs as part of the development of the 2020 Amendment to the Annual Action Plan:

1. Public Hearing and Program Update on Tuesday, November 3, 2020, at 6:00 p.m. (Sandy Springs City Hall)

2. Public Hearing and Annual Action Plan Adoption on Tuesday, November 17, 2020 at 6:00 p.m. (Sandy Springs City Hall)

In addition to receiving public comments and consulting with these agencies, the City of Sandy Springs has maintained a webpage <http://spr.gs/cdbg1> dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

5. Summary of public comments

A comment was received from the non-profit Los Ninos Primeros expressing interest in being considered for a grant from the City to use for an educational program that is experiencing increased demand due to the COVID-19 pandemic. Staff responded that City Staff is proposing a Request for Proposal process for the distribution of a portion of the funding received through the CARES Act.

A comment was received at the May 7, 2020 public hearing expressing a desire for a longer public comment period and a citizen panel for the distribution of CDBG funds. The Mayor and City Council addressed the comments at the meeting.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted by the City during the Citizen Participation process.

7. Summary

Based on the current situation, the City has determined that, should the need arise, it may use its CDBG allocation for and will utilize its CARES Act allocation for the 2020 program year for the COVID-19 response. And, if needed, the City desires the ability to target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery. The City wants to position itself to fund activities that ameliorate the negative economic impacts of the virus on Sandy Springs residents and businesses, with an emphasis on assisting low income citizens, should the need arise. To accomplish this, the City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve or employ those who are of low or moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.

Specifically, the CDBG-CV3 funds will be distributed to local non-profits that serve those who are of low or moderate income.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SANDY SPRINGS	
CDBG Administrator	SANDY SPRINGS	Department of Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The City of Sandy Springs Community Development Department is the lead agency responsible for planning, implementation and performance reporting for the Community Development Block Grant (CDBG) Program that is covered by this Consolidated Plan. The City will be the administrator of all projects, programs and other activities funded with annual CDBG entitlement funds.

City of Sandy Springs
Department of Community Development
1 Galambos Way
Sandy Springs, GA 30350
770-730-5600
www.sandyspringsga.gov
Ginger Sottile, Director of Community Development

Consolidated Plan Public Contact Information

For additional information, email cdbgprogram@sandyspringsga.gov or call 770-730-5600.

Website: <http://spr.gs/cdbg1>

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City's Citizen Participation Plan, adopted in 2006, served as the first step in the qualification process for the CDBG program. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program and the evaluation of the program's annual performance. As required by the Citizen Participation Plan, the City consulted with a broad spectrum of service providers, nonprofit agencies and residents in the identification of community needs that may be eligible for consideration as five-year goals for the Consolidated Plan and the CDBG program. For the Annual Action Plan, the City contacted local public service agencies & advertised the required public hearing as outlined in the Citizen Participation Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care was dissolved in 2013, this led to the creation of Fulton County Homeless Continuum of Care (CoC) in 2014. Since the CoC was formed, a board has been created and members appointed in 2015. The City of Sandy Springs will continue to support the efforts of Fulton County CoC.

The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options covering the cities within South and North Fulton County, excluding the City of Atlanta. Data specific to Sandy Springs is not available. An inventory of units available for homeless citizens is outlined in the report, which is included in the Appendix to this Action Plan. Sandy Springs will continue to rely on and support Fulton County to continue addressing homeless needs.

The following facilities have been identified in the Sandy Springs area as providing some form of homeless or housing assistance. Several of these organizations were consulted as a part of the Needs Assessment process for this Action Plan.

1. Community Assistance Center, Inc.
1130 Hightower Trail, Sandy Springs, GA 30350
<http://www.ourcac.org/>, 770-552-4889

Offers emergency assistance to families in need, including financial, food, clothing and referrals. To aid in serving the community, CAC was the recipient of DCA ESG funds in 2007 to assist the homeless. The CAC received \$20,000 for prevention of homelessness and short-term homeless care to provide support

for those threatened with homelessness and those leaving incarceration. CAC data indicates that many of those served were once Sandy Springs residents prior to becoming homeless. Additionally, the City of Sandy Springs has provided the CAC an annual grant in the amount of \$100,000 since 2010 to support its programs.

2. The Drake House

10500 Clara Drive, Roswell, GA 30075

<http://www.thedrakehouse.org/> 770-587-4712

Provides 15 transitional housing units for up to 90 days to homeless single mothers with one or more children and provides life skills classes such as job readiness, personal finances, parenting skills, computer skills, and health and wellness.

3. HomeStretch

89 Grove Way, Roswell, GA 30075

<http://www.homestretch.org/> 770-642-9185

Provides 27 transitional housing units for nine to twelve months to a homeless family or a family immediately threatened with being homeless with children and also provides life skills classes

4. Mary Hall Freedom House

8995 Roswell Road, Sandy Springs, GA 30350

<http://www.maryhallfreedomhouse.org/> 770-642-5500

Provides transitional housing units along with substance abuse treatment for women and women with children.

5. Sandy Springs Mission

850 Mount Vernon Highway NW, Sandy Springs, GA 30327

<http://sandyspringsmission.org/> 404-943-1540

Provides after-school programs and food/clothing assistance.

6. Sandy Springs United Methodist Church

86 Mount Vernon Hwy, Sandy Springs, GA 30328

<http://www.ssumc.org/> 404-255-1181

This church provides clothing to persons in need and community meals bimonthly.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Child Development Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
2	Agency/Group/Organization	THE DRAKE HOUSE, INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
3	Agency/Group/Organization	FAMILIES FIRST
	Agency/Group/Organization Type	Services-Children Services-Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
4	Agency/Group/Organization	Community Assistance Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
5	Agency/Group/Organization	U-Hope CDC, Inc.
	Agency/Group/Organization Type	Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
6	Agency/Group/Organization	MARY HALL FREEDOM HOUSE
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
7	Agency/Group/Organization	Atlanta Regional Commission
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

8	Agency/Group/Organization	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
9	Agency/Group/Organization	Homestretch
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
10	Agency/Group/Organization	Friends of the Sandy Springs Library
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
11	Agency/Group/Organization	Heritage Sandy Springs
	Agency/Group/Organization Type	Community non-profit organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
12	Agency/Group/Organization	Sandy Springs Mission
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
13	Agency/Group/Organization	JEWISH FAMILY & CAREER SERVICES, INC.
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
14	Agency/Group/Organization	CENTER FOR PAN ASIAN COMMUNITY SERVICES, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
15	Agency/Group/Organization	Los Ninos Primero
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

16	Agency/Group/Organization	Sharon Community Church
	Agency/Group/Organization Type	Church
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
17	Agency/Group/Organization	Sandy Springs Christian Church
	Agency/Group/Organization Type	Church
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
18	Agency/Group/Organization	CITY OF ATLANTA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
19	Agency/Group/Organization	CITY OF ROSWELL
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
20	Agency/Group/Organization	COBB COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
21	Agency/Group/Organization	City of Dunwoody
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
22	Agency/Group/Organization	City of Brookhaven
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.
23	Agency/Group/Organization	FULTON COUNTY
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Comment Period (May 7 – May 12), and Adoption of the 2020 Action Plan on May 19, 2020.

Identify any Agency Types not consulted and provide rationale for not consulting

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC converted its public housing property, the Allen Road Mid-Rise (now called Sterling Place), located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016. The HAFC administers 34 Housing Choice Vouchers (formerly Section 8) within the City of Sandy Springs. The City maintains an ongoing relationship with the HAFC.

For the period of this Consolidated Plan the City will not be undertaking housing activities funded through CDBG, however the City will continue to cooperate with the HAFC. HAFC has proposed and received support from the City on the rehabilitation and addition of units at the Allen Road Midrise and the disposition of the Belle Isle Apartments, which are functionally obsolete.

Business and civic leaders were not consulted because the main priority need for the City has been identified as infrastructure improvements.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Fulton County Homeless Continuum of Care	The common goal is to find more specific homeless data for Sandy Springs. The 2017 Fulton County CoC Homeless Census Report provides data for the entire county and is not specific to the city. The data found in this report is so broad that the City is unable to base a specific homelessness strategy on the data provided.

Narrative (optional)

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC also operates the Allen Road Mid-rise property, a 100 unit senior and disabled housing development at 144 Allen Road, which was converted from Public Housing to the Project Based Vouchers under the Rental Assistance Demonstration (RAD) in 2013. The City maintains an ongoing relationship with the HAFC.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Sandy Springs adopted its Citizen Participation Plan in 2006. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City held the required public hearings and meetings to solicit comments on community needs as part of the development of the Annual Action Plan. Those meetings were as follows:

1. Public Hearing and Program Update on Tuesday, February 18, 2020, at 6:00 p.m. (Sandy Springs City Hall)
2. Public Hearing, Draft Review, and Public Comment Period Announcement on Thursday, May 7, 2020, at 4:00 p.m. (Sandy Springs Virtual Meeting)
3. Public Hearing and Annual Action Plan Adoption on Tuesday, May 19, 2020 at 6:00 p.m. (Sandy Springs Virtual Meeting)

In conformance with the Citizen Participation Plan, the City held the required public hearings and meetings to solicit comments on community needs as part of the development of the 2020 Amendment to the Annual Action Plan:

1. Public Hearing and Program Update on Tuesday, November 3, 2020, at 6:00 p.m. (Sandy Springs City Hall)

2. Public Hearing and Annual Action Plan Adoption on Tuesday, November 17, 2020 at 6:00 p.m. (Sandy Springs City Hall)

The City of Sandy Springs has maintained a webpage <http://spr.gs/cdbg1> dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address

(cdbgprogram@sandyspringsga.gov) to allow for questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community		Ads were run in the City's legal organ for the Public Hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020 Another ad was run for the 2020 Amendment to the Annual Action Plan	.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	n/a	Ads were run in the paper Mundo Hispanico for the Public Hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020 Another ad was run for the 2020 Amendment to the Annual Action Plan	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	n/a	Website provided information for public hearing February 18, 2020, the Public Comment Period May 7, 2020 - May 12, 2020, and Adoption Public Hearing May 19, 2020. Website was updated with information on the Amendment to the Annual Action Plan	n/a	http://spr.gs/cdbg1

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Electronic Mailings	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	n/a	Request for comments for the Public Comment Period May 7, 2020 - May 12, 2020, and information provided on the adoption of the Action Plan on May 19, 2020. Another request for comments was sent out for the Amendment to the 2020 Annual Action Plan	n/a	

Table 3 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City anticipated receiving \$550,000 (this amount is an estimation) of CDBG funds to be available in 2020 for the selected Capital Improvement Project (CIP).

In April 2020, the City received an additional \$384,260 of funding specifically for COVID-19 pandemic relief as part of the CARES Act. The City also received its normal CDBG allocation, totaling \$653,208 for the 2020 program year.

In September 2020, the City received a special allocation of Community Development Block Grant Coronavirus (CDBG-CV3) funds in the amount of \$630,769.

In Summer 2017, the City applied the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.

The Section 108 funds will be used to finalize the design and construction of streetscape improvements as part of the South Roswell Road Multiyear Sidewalk Project (Phase III) in the City's CDBG target areas that are designated Low and Moderate Income (LMI) Census Tracts as shown on the attached map (Exhibit C).

However, the 2020 grant allocation is still anticipated to be used to defease the Section 108 loan debt, but wants to be able to utilize some or all of the 2020 grant allocation and all of the CARES Act allocation for the COVID-19 pandemic response. The City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve

or employ those who are of low or moderate income.

The City plans to distribute the CDBG-CV3 funds to local non-profits who assist and serve those of low or moderate income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	653,208	0	627,731		TBD	Funds to be used to defease the Section 108 loan debt, but may also be used to provide grants for local non-profits and economic development loans for local businesses
Section 108	public - federal	Acquisition Public Improvements Public Services	2,872,000	0	0	2,872,000	2,872,000	Priority to be given to infrastructure projects in LMI target areas.
CARES Act	public-federal	COVID-19 pandemic response	384,260	0	0	384,260	384,260	Priority to be given to providing grants for local non-profits and economic development loans for local businesses

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CARES Act	Public-federal	COVID-19 pandemic response	630,769	0	0	630,769	630,769	Priority to be given to providing grants for local non-profits to serve and assist those who are low-moderate income

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

For 2020, CDBG funds will not be leveraged with other private, state, or local funds. There are no matching requirements for the CDBG Program.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

For Phase III, the proposed sidewalk improvements would potentially require land acquisition on both sub-phases (sub-phase I and sub-phase II). However, there is no anticipated use of publically owned land as part of the COVID-19 response.

Discussion

No additional discussion at this time.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	Public Improvements & Infrastructure	2019	2022	Non-housing community development	52.5 % LMI Census Tracts	Public Improvement & Infrastructure	\$TBD	Public facility or infrastructure activities other than low/moderate income housing. Benefit: 4830 Persons Assisted
2.	COVID-19 Pandemic Response	2020	TBD		n/a	Public Service and Economic Development	\$653,208 & an additional CARES Act allocation of \$384,260 & another additional CARES Act allocation of \$630,769	Public service and economic development activities that aid in COVID-19 relief. Benefit: Clients at local non-profits and local businesses (low to moderate income employees and/or clients)

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Public Improvements and Infrastructure
	Goal Description	The project will improve connectivity in CDBG target areas along the Roswell Road transportation corridor. Ultimately, the City desires to construct 1.2 miles of sidewalk to improve the network in the identified target areas, install required ADA improvements and make other improvements to the existing sidewalk network where none currently exists. Streetscape (Phase III) improvements will take place along Roswell Road . The sub-phase 1 segment will include sidewalks on the west side of Roswell Road/SR 9 between Long Island Drive to Stewart Drive Sub-phase 2 segment will include sidewalks on the west side of Roswell Road/SR 9 between Stewart Drive and Northwood Drive.
2	Goal Name	COVID-19 Pandemic Response
	Goal Description	The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID-19 job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12, continued under the 2013-2017 plan, identified a single priority for the first five years of its program: infrastructure improvements. Phase I and Phase II of the multi-year sidewalk project in the north-end of Roswell Road was completed. Now design and construction work have commenced for Phase III of the south-end portion of Roswell Road. In light of the recent pandemic, the City has determined that for the 2020 program year, the priority project still be used to fund the Roswell Road sidewalk project, but may be utilized for the COVID-19 response. The Strategic Plan adopted in the 2018-2022 Consolidated Plan

will be concurrently amended to reflect this possible shift in funding.

In summer 2017, the City applied for the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project.

In January 2018, HUD awarded the City of Sandy Springs the loan guarantee assistance under Section 108 in the principal amount of \$2.8 million.

The Section 108 funds will be used in the 2020 Program Year to finalize the design and construction of streetscape improvements as part of the South Roswell Road Multiyear Sidewalk Project (Phase III) in the City's CDBG target areas that are designated Low and Moderate Income (LMI) Census Tracts. The 2020 grant allocation was originally anticipated to be used to defease the Section 108 loan debt. However, as stated above, the 2020 grant allocation may shift towards funding the COVID-19 response, and the additional CARES Act allocation will be used for the COVID-19 response.

The additional CDBG-CV3 allocation will be used for COVID-19 Pandemic Response.

Projects

#	Project Name
	Section 108 S Roswell Road Multiyear Sidewalks
	COVID-19 Pandemic Response

Table 6 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In light of the recent pandemic, the City has determined that for the 2020 program year, the priority plan emphasis will be the COVID-19 response. The Strategic Plan adopted in the 2018-2022 Consolidated Plan will be concurrently amended to reflect this new project, as well as the possibility of diverting funds from the City's 2020 grant allocation to help support in the COVID-19 pandemic response.

AP-38 Project Summary

Project Summary Information

1	Project Name	Section 108 S Roswell Road Multiyear Sidewalks
	Target Area	52.5 % LMI Census Tracts
	Goals Supported	Public Improvements and Infrastructure
	Needs Addressed	Public Improvement & Infrastructure
	Funding	CDBG: \$TBD
	Description	Phase III of the South Roswell Road Multiyear Project will include the design, inclusive of environmental work, and right-of-way acquisition for street scape improvements along Roswell Rd.. See attached map of the selected areas for the pedestrian sidewalk improvements. Construction will include newly acquired right-of-way, some demolition of existing sidewalks, modification to utility vaults, and other minor alterations. Phase III will include two sub-phases: Sub-phase 1 and Sub-phase 2. The Sub-phase 1 segment will include sidewalks on the west side of Roswell Road/SR 9 between Long Island Drive and Stewart Drive. Sub-phase 2 segment will include sidewalks on the west side of Roswell Road/SR 9 between Stewart Drive and Northwood Drive.
	Target Date	5/1/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,830 families will benefit from the proposed activities.
	Location Description	Roswell Road Corridor in Sandy Springs from Roswell Road to GA-400 on Northridge Road & Roswell Road South of I-285, from Long Island Drive to Stewart Drive and from Stewart Drive to Northwood Drive.

	Planned Activities	The goal of South Roswell Road Sidewalk Project is to complete the sidewalk network in the qualified target areas along the Roswell Road corridor to improve pedestrian access to commercial and retail services, City parks, public transit, the North Fulton County Service Center and other services. To complete this project, damaged walkways will be replaced and areas lacking sidewalks will have new sidewalks installed. All sidewalk improvements will meet the ADA design standards, along with the City's Suburban Overlay District Standards. The overlay district standards require paving accents, street lighting, landscaping and other improvements to complete the sidewalk network.
2	Project Name	COVID-19 Response
	Target Area	n/a
	Goals Supported	COVID-19 Response
	Needs Addressed	Public Service and Economic Development
	Funding	CDBG: \$653,208 CARES Act: \$384,260 CARES Act (CDBG-CV3): \$630,769
	Description	The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways to assist in the pandemic response that comply with HUD guidelines, should they arise.
	Target Date	n/a
	Estimate the number and type of families that will benefit from the proposed activities	Families that are served by local non-profits and low to moderate income employees and clients of local businesses.
	Location Description	City of Sandy Springs

	Planned Activities	The City will allow local non-profits to apply for grants to aid them in their response to the COVID-19 pandemic. For a non-profit, this may include providing funding assistance to families affected by COVID-19 job loss with rent or utility payments or making improvements to their facilities that allow them to better and more efficiently serve the community. The City will also consider economic development loans to small businesses that serve or employ those who are of low to moderate income. The City will also explore other ways to assist in the pandemic response that comply with HUD guidelines, should they arise.
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Phase III of the Roswell Road Multiyear Sidewalk Project will be completed in qualified target areas along the Roswell Road corridor. Phase III will be completed in two sub-phases: Sub-phase I along Roswell Road from Long Island Drive to Stewart Drive, and Sub-Phase II from Stewart Drive to Northwood Drive, specifically within Census Tracts 010212-1, 010212-3, 010113-2, 010113-1, 010114-1, and 010114-3. 2020 CDBG funds will most likely be used to defease the Section 108 loan that funds the above described projects in the stated locations. However, the City may be targeting low to moderate income individuals through public service grants and economic development loans, should the need arise.

Geographic Distribution

The geographic allocation of the City's CDBG funds is guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities. For the 2020 program year, specific census tracts will still be targeted – as the funds will most likely be utilized for projects in these target areas. As well, the City will be targeting low to moderate income individuals through public service grants and economic development loans.

Target Area	Percentage of Funds
52.5 % LMI Census Tracts	100

Table 7 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic allocation of the City's CDBG funds is be guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

For the 2020 program year, for the project COVID-19 Pandemic Response, the City is not specifically allocating investments geographically as it is not the best strategy for distributing relief funds though the funds will most likely be utilized for projects in these target areas. As well, the City will be targeting low

to moderate income individuals through public service grants and economic development loans.

Exception Status

It is important to also note that since 2008 HUD granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 42.75% to these project activities in the designated target areas. In 2019, the City lost the exception status, as its upper quartile threshold became 52.5%. The map attached illustrates the U.S. Bureau of the Census Tracts where at least 52.5 % of the resident population in Sandy Springs is LMI.

Discussion

The sidewalk project will improve pedestrian access to jobs, commercial and retail services, City parks, public transit, and other services for the Target Area. The project, COVID-19 Response, will help ameliorate the negative economic impacts of the current pandemic.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

According to the 2012-2016 American Community Survey 5-year Estimates, approximately 53.4% of the units of the City are renter-occupied. The market conditions do not indicate a need for new unit production. However, the Needs Assessment section of the Consolidated Plan indicates the availability of affordable units and cost burden are the issues. A study of existing housing data from the Census and other sources indicates the highest priorities for unmet needs are associated with small related and elderly households.

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	N/A
Non-Homeless	N/A
Special-Needs	N/A
Total	N/A

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	N/A
The Production of New Units	N/A
Rehab of Existing Units	N/A
Acquisition of Existing Units	N/A
Total	N/A

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's affordable housing strategy highlighted steps taken by the City to limit barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments.

The Next 10 Comprehensive Plan identifies that current housing market tends toward either expensive, large-lot single-family homes, or aging rental apartments, resulting in the "missing middle," meaning little housing supply for middle-class earners. As demand for rental apartments and for-sale housing continues to increase, the City will need to expand its housing options to accommodate different housing preferences or residents such as the elderly, disabled, and millennials. The Next 10 has set priority actions such as exploring workforce-housing policies and zoning ordinances to incentivize the

development of workforce housing. As part of the implementation of the priority actions stated in the Next 10.

The Next 10 Comprehensive Plan adopted in February 2017 has addressed housing needs and opportunities. The following are the priority actions stated in the in the Housing chapter of the Next 10 Plan:

- 1. Preserve existing single-family neighborhoods.*
- 2. Increase supply of housing and range of housing choices.*
- 3. Promote workforce and mixed-income housing.*
- 4. Provide housing options to complement local employment growth and improve the city's jobs-housing balance.*
- 5. Provide housing for seniors and other special-needs populations.*
- 6. Focus new housing supply in mixed-use areas.*

The Next Ten Comprehensive Plan also adopted housing activities that seek to increase housing choices and supply as well as promote workforce and mixed-income housing options, in particular the following actions address affordability:

H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.

H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.

H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.

A new development code was adopted in August 2017, which provides incentives such as height bonuses in exchange for affordable workforce housing units.

The City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations “a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there.”

AP-60 Public Housing – 91.220(h)

Introduction

The City does not plan to undertake capital improvements that directly affect public housing.

Actions planned during the next year to address the needs to public housing

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC converted its Allen Road Mid-Rise its public housing property located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016. The HAFC administers 34 Housing Choice Vouchers (formerly Section 8) within the City of Sandy Springs. The City maintains an ongoing relationship with the HAFC.

As stated in the Next 10 Comprehensive Plan the City will "maintain strong relationships with the Housing Authority of Fulton County (HAFC) and other local organizations that specialize in providing programs such as housing vouchers, home repair, or retrofit assistance, and other services for senior residents, the disabled, and other special-needs populations." (Page 167)

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City does not plan to take any actions to encourage resident participation in public housing management and/or homeownership programs at the facilities managed by the Housing Authority of Fulton County (HAFC).

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

n/a

Discussion

Though the City will not undertake any direct public housing activities during 2020, the sidewalk programs which will result from CDBG funding will improve mobility and accessibility in the area.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

With respect to homelessness, the Annual Action Plan must include the jurisdiction's strategy for reducing and ending homelessness through:

- (1) Helping low-income families avoid becoming homeless;
- (2) Reaching out to homeless persons and assessing their individual needs;
- (3) Addressing the emergency shelter and transitional housing needs of homeless persons; and
- (4) Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to support agencies in the area that provide homeless and other services to low and moderate-income individuals. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a \$100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. Additionally, the proposed sidewalk project will provide improved access to these types of agencies and supportive services. In the 2020 program year, the City proposes to provide additional grant funds to the CAC to assist the non-profit in responding to the negative impacts of the pandemic.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's strategy is to continue to support Public Service agencies located within the City such as the Community Assistance Center. In late 2006, the CAC, at the encouragement of the Northwood Neighborhood Association, submitted an application for Emergency Shelter Grant funds to expand services to the community. A \$20,000 DCA ESG grant was received by the CAC in 2007. In the 2020 program year, the City proposes to provide additional grant funds to the CAC to assist the non-profit in responding to the negative impacts of the pandemic.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, the need “gaps” identified in the 2013 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report cover the metro area – not just Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs. It is also important to note that according to the 2013 Metro Atlanta Tri-Jurisdictional Collaborative for the Homeless point-in-time homeless census, 87% of the homeless individuals identified were in the city of Atlanta, 8% in DeKalb county and 5% in Fulton County (outside the city of Atlanta). This would lead to an assumption that in comparison to surrounding jurisdictions, Sandy Springs could be expected to have very few homeless.

Additionally, the 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options, however data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in South and North Fulton County, excluding the City of Atlanta. In 2017, the total of all sheltered people in households reached to 203 people (page 4). The report provides, these numbers at the county level, but does not break it down by local jurisdiction, therefore it is difficult to assess the specific homeless needs in the city. As such, the City has not proposed a strategy for rapid-rehousing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons. This is due largely to the lack of existing data on homeless people in the City. Furthermore, the City does not have a strategy at the present time to help families and individuals at risk of becoming homeless.

Additionally, the 2012-2016 American Community Estimates, among the civilian noninstitutionalized population, the City has close to 6,493 residents with a disability. Of the City’s disabled population, the largest groups were related to physical disabilities. Although the City is not proposing to add any special needs housing, the plan to improve pedestrian mobility in the target areas will benefit disabled residents as well. The Next 10 Plan sets as one of its actions to “*avoid regulations and practices that*

would discourage the provision of housing for persons with disabilities” (167)

Discussion

For the period of this Consolidated Plan, the City’s strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, separate from those reported for the Tri-Jurisdictional area that includes the city of Atlanta, Fulton and DeKalb Counties combined. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's Analysis of Impediments to Fair Housing (AI) outlines as a key issue impacting the development of affordable housing and residential investment.

3. Lack of Available Land for Development.

The 2007-20 Comprehensive Plan was recently updated in February 2017 through the adoption of the Next Ten Comprehensive Plan, unlike the 2007-2027 Comprehensive Plan, the Next Ten Plan projects that the City's population will grow by 43% or 45,213 people between 2016 and 2040. The city still is impacted by the lack of available land for new development, as available vacant land is undevelopable due to topography limitations and the location and preservation of existing natural resources. Despite this, the city continues to experience significant pressure for residential and commercial development, which will most likely lead new redevelopment to occur by replacing old land uses for new ones in underutilized areas of the city where aging buildings, shopping centers, and parking lots are located.

As population grows in the city, additional housing supply will need to be available. This is illustrated by the following quote from the Next Ten Comprehensive Plan:

“While there is demand for much more growth, the scarcity of available land and high land costs—combined with the need to protect neighborhoods, green space and natural assets—imposes a ceiling on this potential and places a premium on each opportunity for change. This requires utilizing land more efficiently, thoughtfully and strategically through a more compact community form and a greater mixing of land uses. Meanwhile, new housing options will be required to meet the needs of growing demographics, such as millennials, empty-nesters and seniors, many of whom prefer to live in more urban, compact and walkable environments with a mix of uses. At the same time, there is a need to accommodate members of the Sandy Springs workforce and potential residents who cannot afford to live in the city with smaller-lot single-family housing options and townhomes.” (Page 43)

The Next Ten Comprehensive Plan notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of some of the developments in the City makes them inherently affordable, it also makes these units obsolete. The Sandy Springs City Council has adopted policies and regulations such as the Apartment Inspection Ordinance to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

The City has taken steps towards limiting barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments, the City in its AI highlighted the following recommendation for future policy development:

Annual Action Plan

50

7. Future Comprehensive Plan updates should analyze opportunities to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs' policies.

This recommendation has been addressed through the adoption of the Next Ten Comprehensive Plan adopted in February 2017. It states the following priority actions for housing needs:

A. Preserve established single-family neighborhoods

H-A1.1. Implement measures to preserve established single-family neighborhoods.

B. Provide more quality housing and offer a greater range of housing choices

H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.

H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.

H-B1.3. Adopt a workforce housing ordinance specifying the number/percentage of units to be set aside as workforce housing and the size of projects to which this requirement applies.

H-B1.4. Prepare update to the City's Consolidated Plan per HUD requirements. Include housing resources program as part of update.

H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.

C. Incorporate residential uses in mixed-use areas

H-C1.1. As part of the Sandy Springs Development Code, establish zoning to encourage inclusion of residential uses as part of mixed-use redevelopment in applicable character areas. (Page 220)

The City adopted the new development code in August 2017, the code provides incentives such as height bonuses in exchange for affordable workforce housing units.

The City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations "a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there."

Actions it planned to remove or ameliorate the negative effects of public policies that serve

as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Please see discussion below.

Discussion:

For the period of the Consolidated Plan, the City will analyze and implement the housing priority actions and activities adopted in the 2017 Next Ten Comprehensive Plan discussed above, which include: creating a Task Force for recommendations on how to promote more affordable workforce housing, adopt a workforce housing ordinance, and continue to provide incentives for the development of affordable workforce housing in the Development Code.

The city adopted the Economic Development Incentive Policy for Business and Employment Growth in 2011 and updated it in July 2017 to include incentives for Affordable Workforce Housing. Available incentives include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units that have at least 20 percent of the units available for families with annual incomes of no more than 120 percent of the area median income.

AP-85 Other Actions – 91.220(k)

Introduction:

The Annual Action Plan must describe the jurisdiction's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

Actions planned to address obstacles to meeting underserved needs

As noted in the Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan public housing units are typically fully occupied. The primary need for tenants and applicants on waiting lists who are predominantly elderly and disabled is the availability of affordable units.

The priority for the Housing Authority of Fulton County (HAFC) outlined in the agency's 5-year Plan is to maximize the number of affordable units available to the agency and increasing the number of affordable units overall.

The HAFC plans to meet its 5-year goals by:

- (1) Leveraging affordable housing resources in the community through the creation of mixed - finance housing
- (2) Applying for additional Housing Choice Vouchers should they become available
- (3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

For 2020, the City does not plan to undertake any actions to address affordable housing needs.

Actions planned to foster and maintain affordable housing

As part of the implementation of the priority actions stated in the Next 10, the City established the North End Revitalization Task Force in February 2018 responsible for conducting detailed research and

analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In January 2019, the Task Force submitted a plan for the north-end revitalization, which included among other recommendations “a variety of housing types and prices that maintains the diversity the North End already has and invites others to move there.”

The city will continue implementing the Economic Development Incentive Policy for Affordable Housing. Available incentives include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units that have at least 20 percent of the units available for families with annual incomes of no more than 120 percent of the area median income. Also, the City will implement the housing activities stated in the Next Ten Comprehensive Plan such as establishing zoning to encourage greater range of housing choices, adopt a workforce housing ordinance, provide resources and assistance to encourage the redevelopment of priority redevelopment areas.

Actions planned to reduce lead-based paint hazards

The 2010 Census indicates that approximately 30% of the renter-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City. However, more detailed information would be required prior to developing a strategy for addressing lead-based paint. At the present time, the City is not planning to undertake any housing activities and will not disturb lead-based paint. The City will coordinate with the Fulton County Health Department to reduce lead-based paint hazards for children. In addition, the City's code enforcement department will be alert for lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. In 2012, the City adopted an Economic Development Plan with a city-wide focus and a City Center Master Plan to guide the redevelopment of the City's core area. Both of these plans focus on priorities adopted by the City Council to attract, retain, and strengthen business activities throughout the City and across all employment sectors. In addition to these plans, in 2010 the state of Georgia announced that Sandy Springs had been chosen for the Opportunity Zone Job Tax Credit Program which will help encourage new businesses to locate in the City - or existing businesses to expand. The program is administered by the Georgia Department of Community Affairs and offers the highest tax advantages for companies and is the most user-friendly job tax credit in the state. It allows businesses to apply a tax credit of \$3,500 per net new job created

against the company's state income tax liability.

Actions planned to develop institutional structure

For the period of the 2018-22 Consolidated Plan, the City's strategy for addressing the special needs populations is to ensure continued review and evaluation of permit applications for compliance with ADA requirements.

Actions planned to enhance coordination between public and private housing and social service agencies

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a \$100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. In addition to continuing its support of the CAC, the City's objectives for enhancing coordination will be as follows:

1. Coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy

Discussion:

The actions outlined above will facilitate the City's ability to overcome obstacles in meeting the underserved needs of the identified populations.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|---|-------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | \$TBD |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | |
| 3. The amount of surplus funds from urban renewal settlements | |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | |
| 5. The amount of income from float-funded activities | |
| Total Program Income | \$TBD |

Other CDBG Requirements

1. The amount of urgent need activities

Discussion

The City determined that it will use its CDBG allocation for the Roswell Road sidewalk project, with the possibility of diverting some or all of the funds for the COVID-19 response, as well as the CARES Act allocation for the 2020 program year for the COVID-19 response. And, if needed, the City desires the ability to target up to 15% of the CDBG funds currently on hand and what may be awarded to the City in 2021 to further assist in economic recovery. The City proposes to fund activities that ameliorate the negative economic impacts of the virus on Sandy Springs residents and businesses, with an emphasis on assisting low income citizens. To accomplish this, the City plans to distribute funds to local non-profits that serve those who are of low or moderate income as well as provide economic development loans to small businesses that serve or employ those who are of low or moderate income. The City will also explore other ways that comply with HUD guidelines to assist in the pandemic response, should they arise.



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Ginger Sottile, Director of Community Development

DATE: September 30, 2020 Submission for the November 3, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of Approval of River Corridor Review RC20-04, for Property Located at 9755 Roberts Drive

Recommendation:

Community Development staff recommends the approval of the river corridor review RC20-04 for 9755 Roberts Drive.

Background:

Properties within 2000' of the Chattahoochee River are subject to the Chattahoochee River Corridor Protection Act. The regulations call for review and approval by the Atlanta Regional Commission (ARC), a public hearing and approval by the local governing authority, and issuance of a Metro River Certificate. The review focuses on whether the project is consistent with the Chattahoochee Corridor Plan, which limits clearing and impervious surface within the corridor.

Discussion:

9755 Roberts Drive is located at the corner of Roberts Drive and Roswell Road. The proposed project is the installation of a sanitary sewer line by Fulton County. The affected area is approximately .19 acres large and the work will result in approximately 400 SF of additional disturbance and 683 SF of additional impervious surface.

The ARC has found the plan to be consistent with the Metropolitan River Corridor Protection Act.

Financial Impact:

Without the approval of the Council for RC20-04, Fulton County cannot proceed with the installation of the sanitary sewer line, which would halt progress on the Fulton-Cobb Sewer Diversion Line.

Alternatives:

N/A

Attachments:

1. Regional Review Finding - RC-20-04SS Fulton-Cobb Diversion Line
2. Regional Review Notice - MRPA RC-20-04SS - Fulton-Cobb Diversion Line
3. Revised RC20-0004 Application

DATE: Sept. 29, 2020

ARC REVIEW CODE: V2009151

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Madalyn Smith, Planner
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-20-04SS Fulton-Cobb Diversion Line

Submitting Local Government: City of Sandy Springs

Review Type: Metro River

Date Opened: Sept. 15, 2020

Date Closed: Sept. 29, 2020

FINDING: ARC's finding is that the proposed development, while not consistent with the Chattahoochee River Corridor Plan in all respects, will provide a level of land and water resources protection equivalent to an application that is consistent.

Additional Comments: No additional comments received.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE-CRNRA
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or ggiuffrida@atlantaregional.org. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: Sept. 15, 2020

ARC REVIEW CODE: V2009151

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Madalyn Smith, Planner I
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-20-04SS Fulton-Cobb Diversion Line

Review Type: Metro River

MRPA Code: RC-20-04SS

Description: A Metropolitan River Protection Act (MRPA) review of a proposed installation of a sanitary sewer line by the Fulton County Department of Public Works on county property located at 9755 Roberts Drive in the City of Sandy Springs. The total area of the site is 0.19 acres. The total amount of disturbed area is 4,000 SF and the total impervious surface is 683 SF.

Preliminary Finding: ARC's preliminary finding is that the proposed development, while not consistent with the Chattahoochee River Corridor Plan in all respects, will provide a level of land and water resources protection equivalent to an application that is consistent.

Submitting Local Government: City of Sandy Springs

Tax Parcel: 06 036700010011

Date Opened: Sept. 15, 2020

Deadline for Comments: Sept. 25, 2020

Earliest the Regional Review can be Completed: Sept. 28, 2020 (next business day after deadline for comments)

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE-CRNRA
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **Friday, Sept. 25, 2020**, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

COMMENTS:



SANDY SPRINGS

GEORGIA

September 4, 2020

Jim Santo, Principal Planner
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303

Subject: River Corridor Review; 9755 Roberts Drive

Mr. Santo,

Please review the submitted application and site plan for 9755 Roberts Drive for compliance with the Metropolitan River Protection Act.

Thank you.

Sincerely,

Madalyn Smith
Planner I
City of Sandy Springs

Received:

09/04/2020

City of Sandy Springs
Community Development Department**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. **Name of Local Government:** City of Sandy Springs
2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Fulton County Public Works
Mailing Address: 141 Pryor Street SW Suite 6001
City: Atlanta **State:** Georgia **Zip:** 30303
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ **Fax:** _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Fulton County Department of Public Works William Hackett - Agent
Mailing Address: 141 Pryor Street SW Suite 6001
City: Atlanta **State:** Georgia **Zip:** 30303
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-612-7400 **Fax:** _____
Other Numbers: 770-627-7592
4. **Proposed Land or Water Use:** Fulton -Cobb Diversion Pipeline and Pump Station
Name of Development: _____
Description of Proposed Use: Installation of sanitary sewer line within county property.
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: 06 036700010011
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
- Size of Development (Use as Applicable):**
- | | | |
|---------------|--------------------------|-------------------|
| Acres: | Inside Corridor: | <u>0.19 Acres</u> |
| | Outside Corridor: | _____ |
| | Total: | _____ |
| Lots: | Inside Corridor: | <u>0.19 Acres</u> |
| | Outside Corridor: | _____ |
| | Total: | _____ |
| Units: | Inside Corridor: | _____ |
| | Outside Corridor: | _____ |
| | Total: | _____ |
- Other Size Descriptor (i.e., Length and Width of Easement):**
Inside Corridor: _____
Outside Corridor: _____
Total: _____

Received (Pryor note)
9/11/2020 by JMS - JNC

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? Yes

If "yes", describe the additional land and any development plans: _____

The pipeline includes easements in City of Roswell, City of Sandy Springs and Cobb County

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank NA

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system NA

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u>
A				(90)	(75)
B				(80)	(60)
C	2785	30	0	(70) 1%	(45) 0%
D				(50)	(30)
E	5504	3970	683	(30) 72%	(15) 14%
F				(10)	(2)
Total:	8289	4000	683	N/A	N/A

(JMS
Apr 9/11/2024)

NOTE: This proposal is for a sewer diversion line on property owned by Fulton County. A portion of the proposed line is underground, and no surface land disturbance will occur in that area. However, the property is crossed by an existing sewer easement along the river. The existing disturbance associated with that easement, combined with the disturbance required for surface work required for the proposed line, will exceed the maximum amount of land disturbance in the E category. It has been determined that the physical constraints on the property area available for review and the legal necessity of installing the line constitute a hardship under Part 1.B. of the Chattahoochee Corridor Plan. The project has also been determined to be equivalent to a consistent project, as provided for in Section 12-5-445 (b)(1)(B) of the Metropolitan River Protection Act, using an average weighted runoff coefficient test. As the proposed project has met the average weighted runoff coefficient test, it has been found that, while not consistent with the Plan in all respects, it is equivalent to a fully consistent project and can be built as proposed. The test is attached.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes
If "yes", indicate the 100-year floodplain elevation: 865.6

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? Yes
If "yes", indicate the 500-year flood plain elevation: 866.4

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

X Written consent of all owners to this application. (Space provided on this form)

X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

X Description of proposed use(s). (Space provided on this form)

X Existing vegetation plan.

X Proposed grading plan.

X Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

X Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☐ Documentation on adjustments, if any.

☐ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☐ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

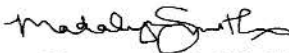
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


David Clark, Director of Public Works July 16, 2020
Signature(s) of Owner(s) of Record Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:


David Clark, Director of Public Works July 16, 2020
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.


09/04/2020
Signature of Chief Elected Official or Official's Designee Date



May 15, 2020

Sandy Springs MRPA Project Number:

R2T Project Number: #G055-0005

Mr. James Sanders

City of Sandy Springs Planning and Zoning

1 Galambos Way

Sandy Springs, GA 30328

Re: Request for Review Under MRPA 9745 Roberts Drive

Mr. Sanders:

On behalf of Fulton County Department of Public Works (County) this letter is submitted for review under the Metropolitan River Protection Act (MRPA) on the property of 9745 Roberts Drive to construct a sanitary sewer force main Horizontal Directional Drill (HDD) exit pit and undisturbed utility right-of-way.

To accommodate an increase in wastewater treatment demand, Fulton County is looking to expand the Big Creek Water Reclamation Facility (BCWRF). Until project completion, water currently flowing into BCWRF will need to be redirected to Cobb County for treatment by constructing a new pump station and force main.

The force main will be constructed using HDD under the Chattahoochee River upstream of State Route 9/Atlanta Road/Roswell Road (34.005°N 84.348°W to 34.003°N 84.350°W). Figure 1 identifies the preliminary locations of the proposed construction and new disturbed on 9745 Roberts Drive. The new disturbance area meets the allowable amounts as set forth in the MRPA guidance using the Maximum Allowable Runoff Calculation Methodology.

Mitigation measures have been considered during design value engineering to move the crossing location closer to existing site disturbance near Roswell Road. This alternative was not favored by the County as it conflicts with stream buffer between Roswell Road and the property as well as the proposed Roswell Road improvement project pedestrian bridge. The pipeline construction was considered for the next property on Roberts Drive. However, this alternative was also dismissed as the Pittman property is a property of historic significance to the City of Sandy Springs and would conflict with Chattahoochee Corridor Plan (Part 1.B.3).

Construction mitigation measures were selected to minimize the disturbance and additional area by placing the HDD exit location on this property to avoid additional disturbance from laydown areas necessary for construction. Additional mitigation measures were discussed with Atlanta Regional Commission (ARC) for the potential to request the disturbance and impervious area be added across the Chattahoochee River to the HDD entrance location. This alternative was dismissed by the City of Roswell legal department that would not allow the proposed action.



The final mitigation measure considered providing an undisturbed right-of-way for the HDD crossing with the exception of the disturbed HDD pit to be revegetated post construction for disturbance of 0.08 acres associated with this project on this property.

The attached Table 1 shows the summary of disturbed and impervious area calculations while Table 2 shows the maximum allowable runoff calculation for the consistent finding and the disturbance location. Figure 1 shows the disturbance associated with this project and the owners proposed project disturbance and impervious area.

Sincerely,

A handwritten signature in black ink that reads 'Melissa Keneely'.

Melissa Keneely

c/c Will Hackett Jr., P.E.



Table 1 – Summary of Disturbed and Impervious Area Calculation

Total Area:		
C category:		2785 SF
E category:		5504 SF
Total:		8289 SF
Land Disturbance:	Existing	Proposed
C category:	0 SF	30 SF
E category:	683 SF	3287 SF
Total	683 SF	3317 SF
Impervious Surface:	Existing	Proposed
C category:	0 SF	0 SF
E category:	683 SF	0 SF
Total	683 SF	0 SF

Table 2 – Average Weighted Runoff Coefficient Calculations

Weighted Runoff Calculation for the Maximum Consistent Project							
Category	Natural Area		Landscaped Area			Impervious Area	
C Category	835	SF	697	SF		1253	SF
E Category	3853	SF	825	SF		826	SF
Total for property:	4688	SF	1522	SF		2079	SF
Calculating the percentages of the total site and multiplying by the runoff coefficient factors:							
Area Type	Area	Total Area	% Area	Coefficient			
Natural	4688 /	8,289 =	0.5656 x	0.30	= 0.1697		
Landscaped	1578 /	8,289 =	0.1836 x	0.35	= 0.0643		
Impervious	2253 /	8,289 =	0.2508 x	0.95	= 0.2383		
					0.4723	Maximum Consistent Weighted Runoff Coefficient	
Average Weighted Runoff Calculation for Proposed Project							
Category	Natural Area		Landscaped Area			Impervious Area	
C Category	2,755	SF	30	SF		-	SF
E Category	1,534	SF	3,287	SF		683	SF
Total for property:	4,289	SF	3,317	SF		683	SF
Area Type	Area	Total Area	% Area	Coefficient			
Natural	4,289 /	8,289 =	0.5174 x	0.30	= 0.1552		
Landscaped	3,317 /	8,289 =	0.4002 x	0.35	= 0.1401		
Impervious	683 /	8,289 =	0.0824 x	0.95	= 0.0742		
					0.3695	Average Weighted Runoff Coefficient	

The proposed project coefficient of 0.3695 is less than the Maximum Consistent Average Weighted Runoff Coefficient of 0.4723. The proposed project meets the average weighted runoff coefficient test.



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Total Area:		
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					0.3695		

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TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 367 AND 372 OF THE 6TH DISTRICT, FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 CAPPED REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE IN A NORTHEASTERLY DIRECTION 181.58 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 116.17 FEET TO A POINT;
THENCE SOUTH 67 DEGREES 57 MINUTES 57 SECONDS EAST 10.00 FEET TO A POINT;
THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 237.15 FEET TO A POINT IN THE SOUTHERLY TOP OF BANK OF THE CHATTAHOOCHEE RIVER;
THENCE ALONG THE SAID TOP OF BANK NORTH 78 DEGREES 19 MINUTES 03 SECONDS EAST 18.41 FEET TO A POINT;
THENCE NORTH 81 DEGREES 46 MINUTES 54 SECONDS EAST 5.46 FEET TO A POINT;
THENCE LEAVING THE SAID SOUTHERLY TOP OF BANK SOUTH 22 DEGREES 02 MINUTES 14 SECONDS WEST 350.10 FEET TO A #4 REBAR CAPPED ON THE NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' RIGHT-OF-WAY);
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE SOUTH 83 DEGREES 43 MINUTES 28 SECONDS WEST 34.10 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

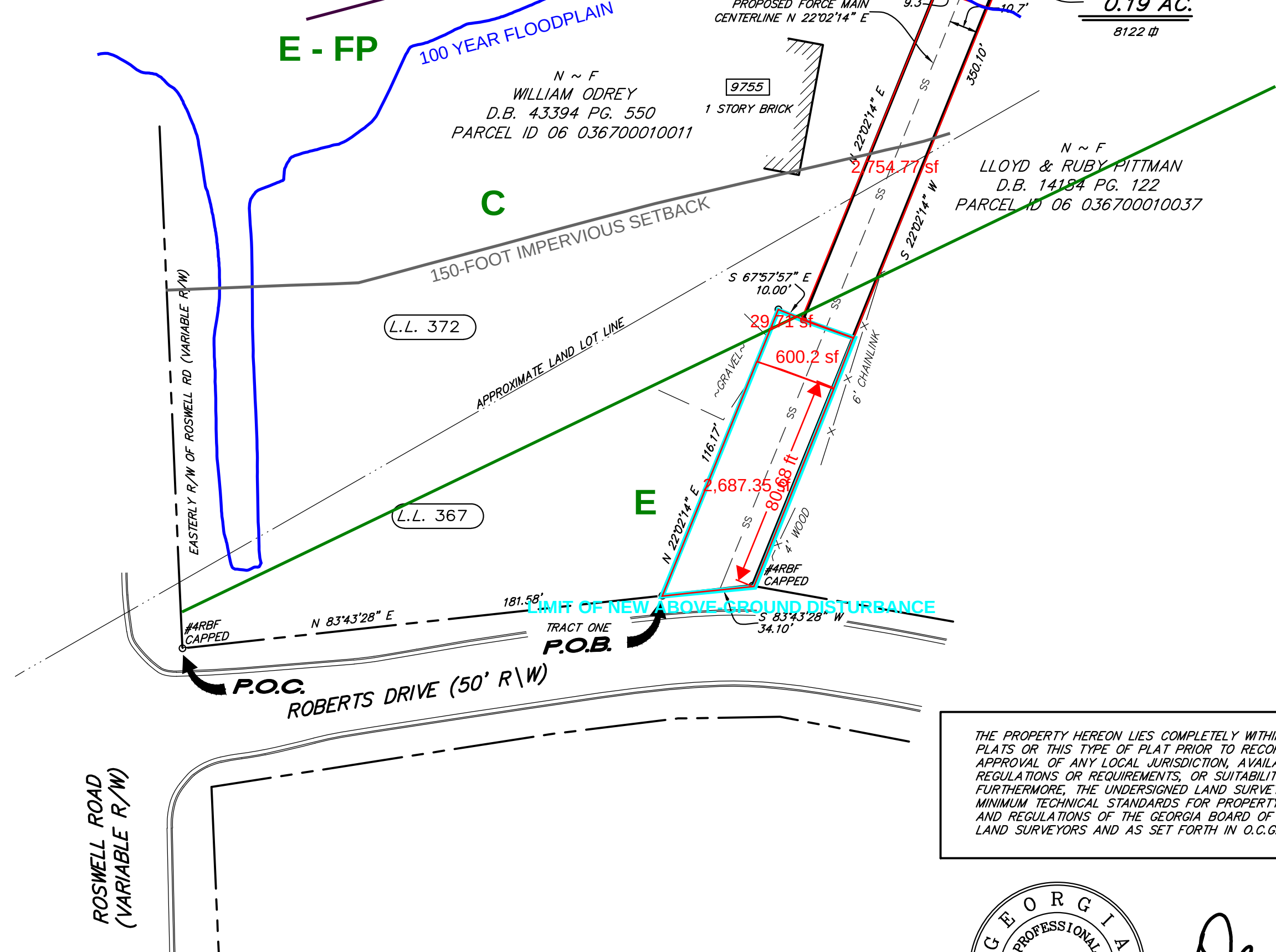
SAID TRACT OR PARCEL CONTAINS 0.19 ACRES (8122 SQUARE FEET), MORE OR LESS.

TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 367 AND 372 OF THE 6TH DISTRICT, FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 202.80 FEET TO A POINT ON THE CENTERLINE THE CHATTAHOOCHEE RIVER;
THENCE ALONG SAID CENTERLINE NORTH 79 DEGREES 06 MINUTES 37 SECONDS EAST 23.83 FEET TO A POINT;
THENCE LEAVING SAID CENTERLINE SOUTH 22 DEGREES 02 MINUTES 14 SECONDS WEST 202.80 FEET TO A POINT ON THE SOUTHERLY TOP OF BANK OF THE CHATTAHOOCHEE RIVER;
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THENCE SOUTH 78 DEGREES 19 MINUTES 03 SECONDS WEST 18.41 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 0.09 ACRES (4054 SQUARE FEET), MORE OR LESS.



THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Dean C. Olson 02-25-2020
DATE

Legend	
—	Category Areas
—	100-Year Floodplain Elevation
—	Existing Land Disturbance & Impervious Surface
—	Limit of New Above-Ground Disturbance
—	Riverbank
—	50-Foot State Buffer
—	150-Foot Impervious Setback

SURVEYOR REFERENCES:
D.B. 43394 PG. 550

CURRENT OWNER:
WILLIAM ODREY
D.B. 43394, PG. 550

REVISIONS	
12/20/18	- C/L RIVER
01/04/19	-LESS & EXCEPT
02/13/19	-REMOVE LESS & EXCEPT
10/17/19	-UPDATE
PERMANENT EASEMENT	
02/25/20	
REVISED EASEMENT	
TO FEE SIMPLE	

Gaskins	
ENGINEERING•SURVEYING•PLANNING•CONSULTING•CONSTRUCTION MGMT	
Marietta Office 1266 Powder Springs Rd Marietta, GA 30064 Phone: (770) 424-7168	Canton Office 147 Reinhardt College Pkwy Ste. 3 Canton, GA 30114 Phone: (770) 479-9698
LSF# 789 www.gscsurvey.com	
FIELD DATE: N/A	DRAWN BY: RSS
OFFICE DATE: 12/18/2018	CHECKED BY: DCO
SCALE: 1"= 40'	FILE: P./FREESE & NICHOLS

FEE SIMPLE EXHIBIT FOR:
WILLIAM ODREY
FULTON-COBB DIVERSION LINE

LOCATED IN L.L.'S 367 & 372
6th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GA.

Figure 1 - Area of Disturbance and Impervious Cover

Received:
09/04/2020
City of Sandy Springs
Community Development Department

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Outside Corridor: _____
Total: _____

*Received (Payer Note)
9/11/2020
JMS
-PNC*

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OKS
APR 9/11/2024

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X Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

X Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☐ Documentation on adjustments, if any.

☐ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☐ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)



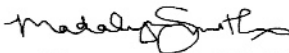
David Clark, Director of Public Works July 16, 2020
Signature(s) of Owner(s) of Record Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:



David Clark, Director of Public Works July 16, 2020
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.



Signature of Chief Elected Official or Official's Designee Date
09/04/2020



May 26, 2020

Sandy Springs MRPA Project Number:

R2T Project Number: #G055-0005

Mr. James Sanders

City of Sandy Springs Planning and Zoning

1 Galambos Way

Sandy Springs, GA 30328

Re: Request for Review Under MRPA 9745 Roberts Drive

Mr. Sanders:

On behalf of Fulton County Department of Public Works (County) this letter is submitted for review under the Metropolitan River Protection Act (MRPA) on the property of 9745 Roberts Drive to construct a sanitary sewer force main Horizontal Directional Drill (HDD) exit pit and undisturbed utility right-of-way.

To accommodate an increase in wastewater treatment demand, Fulton County is looking to expand the Big Creek Water Reclamation Facility (BCWRF). Until project completion, water currently flowing into BCWRF will need to be redirected to Cobb County for treatment by constructing a new pump station and force main.

The force main will be constructed using HDD under the Chattahoochee River upstream of State Route 9/Atlanta Road/Roswell Road (34.005°N 84.348°W to 34.003°N 84.350°W). Figure 1 identifies the preliminary locations of the proposed construction and new disturbed on 9745 Roberts Drive. The new disturbance area meets the allowable amounts as set forth in the MRPA guidance using the Maximum Allowable Runoff Calculation Methodology.

Mitigation measures have been considered during design value engineering to move the crossing location closer to existing site disturbance near Roswell Road. This alternative was not favored by the County as it conflicts with stream buffer between Roswell Road and the property as well as the proposed Roswell Road improvement project pedestrian bridge. The pipeline construction was considered for the next property on Roberts Drive. However, this alternative was also dismissed as the Pittman property is a property of historic significance to the City of Sandy Springs and would conflict with Chattahoochee Corridor Plan (Part 1.B.3).

Construction mitigation measures were selected to minimize the disturbance and additional area by placing the HDD exit location on this property to avoid additional disturbance from laydown areas necessary for construction. Additional mitigation measures were discussed with Atlanta Regional Commission (ARC) for the potential to request the disturbance and impervious area be added across the Chattahoochee River to the HDD entrance location. This alternative was dismissed by the City of Roswell legal department that would not allow the proposed action.



The final mitigation measure considered providing an undisturbed right-of-way for the HDD crossing with the exception of the disturbed HDD pit to be revegetated post construction for disturbance of 0.08 acres associated with this project on this property.

The attached Table 1 shows the summary of disturbed and impervious area calculations while Table 2 shows the maximum allowable runoff calculation for the consistent finding and the disturbance location. Figure 1 shows the disturbance associated with this project and the owners proposed project disturbance and impervious area.

Sincerely,

A handwritten signature in black ink that reads 'Melissa Keneely'.

Melissa Keneely

c/c Will Hackett Jr., P.E.



Table 1 – Summary of Disturbed and Impervious Area Calculation

Total Area:		
C category:		2785 SF
E category:		5504 SF
Total:		8289 SF
Land Disturbance:	Existing	Proposed
C category:	0 SF	30 SF
E category:	683 SF	3287 SF
Total	683 SF	3317 SF
Impervious Surface:	Existing	Proposed
C category:	0 SF	0 SF
E category:	683 SF	0 SF
Total	683 SF	0 SF

Table 2 – Average Weighted Runoff Coefficient Calculations

Weighted Runoff Calculation for the Maximum Consistent Project							
Category	Natural Area		Landscaped Area			Impervious Area	
C Category	835	SF	697	SF		1253	SF
E Category	3853	SF	825	SF		826	SF
Total for property:	4688	SF	1522	SF		2079	SF
Calculating the percentages of the total site and multiplying by the runoff coefficient factors:							
Area Type	Area	Total Area	% Area	Coefficient		Maximum Consistent Weighted Runoff Coefficient	
Natural	4688 /	8,289 =	0.5656 x	0.30	= 0.1697		
Landscaped	1578 /	8,289 =	0.1836 x	0.35	= 0.0643		
Impervious	2253 /	8,289 =	0.2508 x	0.95	= 0.2383		
					0.4723		
Average Weighted Runoff Calculation for Proposed Project							
Category	Natural Area		Landscaped Area			Impervious Area	
C Category	2,755	SF	30	SF		-	SF
E Category	1,534	SF	3,287	SF		683	SF
Total for property:	4,289	SF	3,317	SF		683	SF
Area Type	Area	Total Area	% Area	Coefficient		Average Weighted Runoff Coefficient	
Natural	4,289 /	8,289 =	0.5174 x	0.30	= 0.1552		
Landscaped	3,317 /	8,289 =	0.4002 x	0.35	= 0.1401		
Impervious	683 /	8,289 =	0.0824 x	0.95	= 0.0742		
					0.3695		

The proposed project coefficient of 0.3695 is less than the Maximum Consistent Average Weighted Runoff Coefficient of 0.4723. The proposed project meets the average weighted runoff coefficient test.



TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 367 AND 372 OF THE 6TH DISTRICT, FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 CAPPED REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE IN A NORTHEASTERLY DIRECTION 181.58 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 116.17 FEET TO A POINT;
THENCE SOUTH 67 DEGREES 57 MINUTES 57 SECONDS EAST 10.00 FEET TO A POINT;
THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 237.15 FEET TO A POINT IN THE SOUTHERLY TOP OF BANK OF THE CHATTAHOOCHEE RIVER;
THENCE ALONG THE SAID TOP OF BANK NORTH 78 DEGREES 19 MINUTES 03 SECONDS EAST 18.41 FEET TO A POINT;
THENCE NORTH 81 DEGREES 46 MINUTES 54 SECONDS EAST 5.46 FEET TO A POINT;
THENCE LEAVING THE SAID SOUTHERLY TOP OF BANK SOUTH 22 DEGREES 02 MINUTES 14 SECONDS WEST 350.10 FEET TO A #4 REBAR CAPPED ON THE NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' RIGHT-OF-WAY);
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE SOUTH 83 DEGREES 43 MINUTES 28 SECONDS WEST 34.10 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

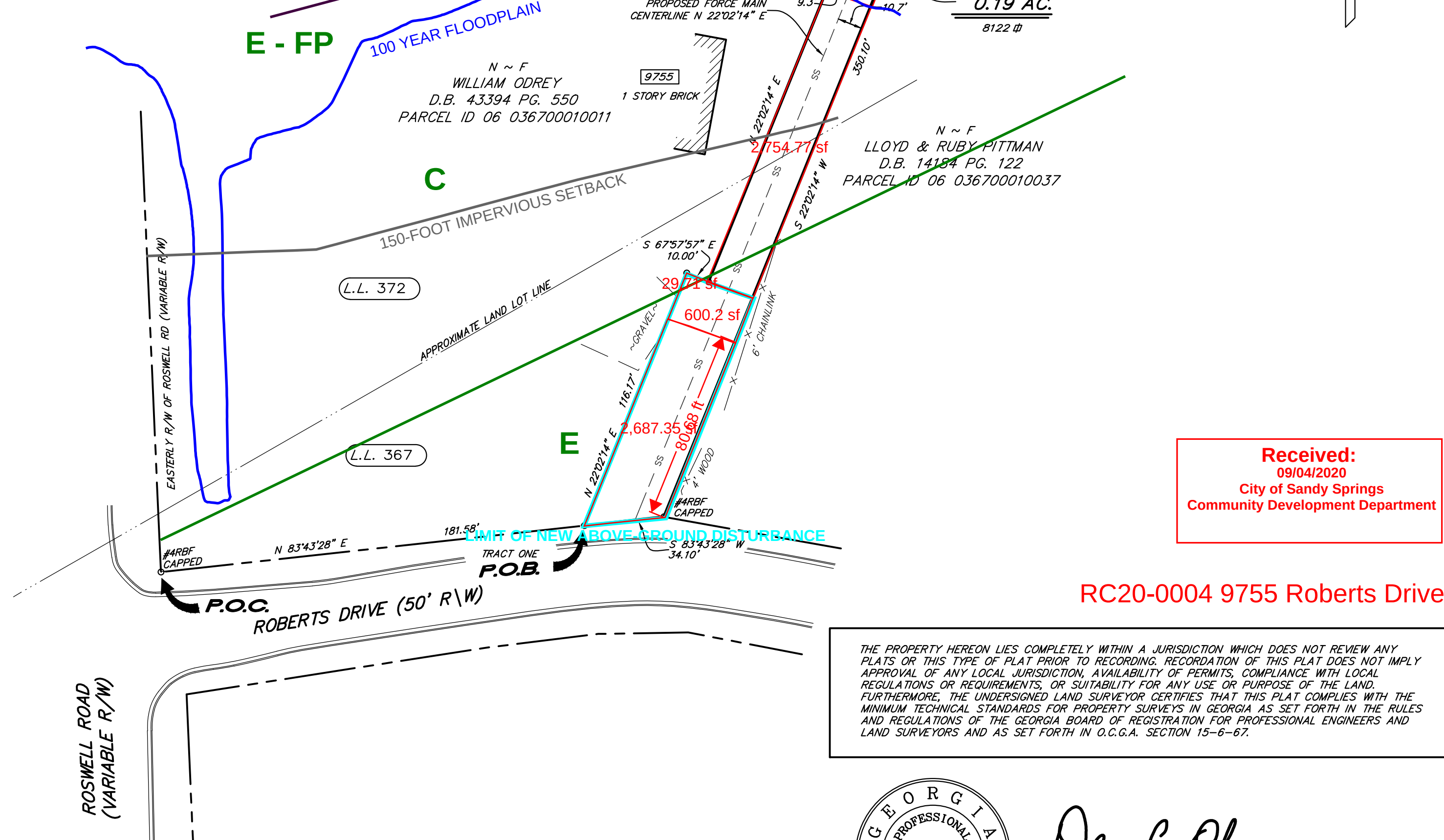
SAID TRACT OR PARCEL CONTAINS 0.19 ACRES (8122 SQUARE FEET), MORE OR LESS.

TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 367 AND 372 OF THE 6TH DISTRICT, FULTON COUNTY, CITY OF SANDY SPRINGS, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 CAPPED REBAR FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF ROSWELL ROAD (VARIABLE RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE (50' RIGHT-OF-WAY); THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF ROBERTS DRIVE IN A NORTHEASTERLY DIRECTION 181.58 FEET TO A POINT;
THENCE LEAVING SAID RIGHT-OF-WAY NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 116.17 FEET TO A POINT;
THENCE SOUTH 67 DEGREES 57 MINUTES 57 SECONDS EAST 10.00 FEET TO A POINT;
THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 237.15 FEET TO A POINT IN THE SOUTHERLY TOP OF BANK OF THE CHATTAHOOCHEE RIVER, SAID POINT BEING THE POINT OF BEGINNING
THENCE NORTH 22 DEGREES 02 MINUTES 14 SECONDS EAST 202.80 FEET TO A POINT ON THE CENTERLINE THE CHATTAHOOCHEE RIVER;
THENCE ALONG SAID CENTERLINE NORTH 79 DEGREES 06 MINUTES 37 SECONDS EAST 23.83 FEET TO A POINT;
THENCE LEAVING SAID CENTERLINE SOUTH 22 DEGREES 02 MINUTES 14 SECONDS WEST 202.80 FEET TO A POINT ON THE SOUTHERLY TOP OF BANK OF THE CHATTAHOOCHEE RIVER;
THENCE ALONG SAID TOP OF BANK SOUTH 81 DEGREES 46 MINUTES 54 SECONDS WEST 5.46 FEET TO A POINT;
THENCE SOUTH 78 DEGREES 19 MINUTES 03 SECONDS WEST 18.41 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 0.09 ACRES (4054 SQUARE FEET), MORE OR LESS.



Received:
09/04/2020
City of Sandy Springs
Community Development Department

RC20-0004 9755 Roberts Drive

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Dean C. Olson 02-25-2020
DATE

- Legend
- Category Areas
 - 100-Year Floodplain Elevation
 - Existing Land Disturbance & Impervious Surface
 - Limit of New Above-Ground Disturbance
 - Riverbank
 - 50-Foot State Buffer
 - 150-Foot Impervious Setback

SURVEYOR REFERENCES:
D.B. 43394 PG. 550

CURRENT OWNER:
WILLIAM ODREY
D.B. 43394, PG. 550

REVISIONS
12/20/18 - C/L RIVER
01/04/19-LESS & EXCEPT
02/13/19-REMOVE LESS & EXCEPT
10/17/19-UPDATE
PERMANENT EASEMENT
02/25/20
REVISED EASEMENT
TO FEE SIMPLE

Gaskins		
ENGINEERING•SURVEYING•PLANNING/CONSULTING•CONSTRUCTION MGMT		
Marietta Office		
1266 Powder Springs Rd	Canton Office	
Marietta, GA 30064	147 Reinhardt College Pkwy	
Phone: (770) 424-7168	Ste. 3 Canton, GA 30114	
LSF# 789	Phone: (770) 479-9698	
www.gscsurvey.com		
FIELD DATE: N/A	DRAWN BY: RSS	
OFFICE DATE: 12/18/2018	CHECKED BY: DCO	
SCALE: 1"= 40'	FILE: P./FREESE & NICHOLS	

FEE SIMPLE EXHIBIT FOR:

WILLIAM ODREY
FULTON-COBB DIVERSION LINE

LOCATED IN L.L.'S 367 & 372
6th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GA.

Figure 1 - Area of Disturbance and Impervious Cover



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager
FROM: Ginger Sottile, Director of Community Development
DATE: September 30, 2020 Submission for the November 3, 2020 Meeting
ITEM: Request for Mayor and City Council Consideration of Approval of River Corridor Review, RC20-003, for Property Located at 1665 Winterthur Close

Recommendation:

Community Development staff recommends the approval of the river corridor review RC20-03 for 1665 Winterthur Close

Background:

Properties within 2000' of the Chattahoochee River are subject to the Chattahoochee River Corridor Protection Act. The regulations call for review and approval by the Atlanta Regional Commission (ARC), a public hearing and approval by the local governing authority, and issuance of a Metro River Certificate. The review focuses on whether the project is consistent with the Chattahoochee Corridor Plan, which limits clearing and impervious surface within the corridor.

Discussion:

1665 Winterthur Close is located in the Winterthur Subdivision and is approximately 1000 feet from the Chattahoochee River. The proposed project is the removal of an existing pool and replacing with an updated pool and pool cabana. The property is 87,379 SF in size, with a proposed disturbance of 25,882 SF and proposed impervious area of 15,540 SF.

The ARC has found the plan to be consistent with the Metropolitan River Corridor Protection Act.

Financial Impact:

N/A

Alternatives:

N/A

Attachments:

1. RC20-0003 1665 Winterthur Close Application
2. RC20-0003 Site Plan

3. Regional Review Finding - RC-20-03SS 1665 Winterthur Close
4. Regional Review Notice - RC-20-03SS 1665 Winterthur Close

Received:
08/18/2020
City of Sandy Springs
Community Development Department

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF SANDY SPRINGS

2. Owner(s) of Record of Property to be Reviewed:

Name(s): CAREN & MICHAEL MERLIN

Mailing Address: 1665 WINTERTHUR CLOSE

City: SANDY SPRINGS State: GEORGIA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: CAREN: (404) 434-8959 Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): James Martin, Barfield Consultants

Mailing Address: PO Box 475

City: Morrow State: GA Zip: 30260

Contact Phone Numbers (w/Area Code):

Daytime Phone: 678-773-9986 Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: N/A

Description of Proposed Use: RESIDENTIAL

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LAND LOT 209, 17TH DISTRICT, FULTON CO

TAX PARCEL: 17-020600030151

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: WINTERTHUR SUB,
LOT 13, BLOCK C, 1665 WINTERTHUR CLOSE, 0.6 MILES TO NORTHSIDE DR & WINTERTHUR WAY

Size of Development (Use as Applicable):

Acres:	Inside Corridor: <u>2.004 ACRES</u>	Outside Corridor: <u>0 ACRES</u>	Total: <u>2.004 ACRES</u>
Lots:	Inside Corridor: <u>1</u>	Outside Corridor: <u>0</u>	Total: <u>1</u>
Units:	Inside Corridor: <u>1</u>	Outside Corridor: <u>0</u>	Total: <u>1</u>

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: _____

Outside Corridor: _____

Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	20,329 SF	14,792 SF *	12,040 SF **	(70) 73*	(45) 59 **
D	4,226 SF	1,318 SF	938 SF	(50) 31	(30) 23
E	25,557 SF	7,217 SF *	1,904 SF **	(30) 28 *	(15) 7 **
F	37,267 SF	2,555 SF	658 SF	(10) 7	(2) 2
Total:	87,379 SF	25,882 SF	15,540 SF	N/A	N/A

* INCLUDES A TRANSFER OF 450 SQ. FT. OF LAND DISTURBANCE FROM 'E' TO 'C' AT 1 TO 1.5 (450X 1.5 = 675 SQ. FT.) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

** INCLUDES A TRANSFER OF 1,930 SQ. FT. OF IMPERVIOUS SURFACE FROM 'E' TO 'C' AT 1 TO 1.5 (1,930 X 1.5 = 2,895 SQ. FT.) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? _____

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

____ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

____ Written consent of all owners to this application. (Space provided on this form)

____ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

____ Description of proposed use(s). (Space provided on this form)

____ Existing vegetation plan.

____ Proposed grading plan.

____ Certified as-builts of all existing land disturbance and impervious surfaces.

____ Approved erosion control plan.

____ Detailed table of land-disturbing activities. (Both on this form and on the plans)

____ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

____ Documentation on adjustments, if any.

____ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ Site plan.

____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

____ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Richard J. Peslin
Carol

Signature(s) of Owner(s) of Record

7.13.20

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Signature(s) of Applicant(s) or Agent(s)

Date

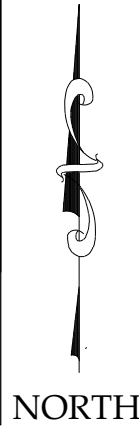
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee

Date



VICINITY MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE EARTH



REFERENCE ATTACHED SURVEY COMPLETED ON 2019-01-07 BY ALPHA LAND SERVICES. JOB NUMBER 18-12-515 FOR PROPERTY BOUNDARIES AND EXISTING CONDITIONS.

FLOOD HAZARD STATEMENT

THIS SITE IS NOT LOCATED WITHIN IN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER **13121C 0137F** (DATED 09/18/03) FOR UNINCORPORATED FULTON COUNTY, GEORGIA.



FEMA FLOOD MAP
SCALE: N.T.S.



24 HOUR LOCAL CONTACT: (404) 888-9886 (BUILDER)

CITY OF SANDY SPRINGS SINGLE FAMILY SITE ADDITION

CONSTRUCTION DOCUMENTS FOR

1665 WINTERTHUR CLOSE

WINTERTHUR S/D, LOT 13, BLOCK C

TAX PARCEL: 17 - 020600030151

LAND LOT 209, 17TH DISTRICT,

FULTON COUNTY, GEORGIA 30328

RELEASED FOR CONSTRUCTION AND PERMIT

ZONING INFORMATION & SITE CALCULATIONS

ZONING:	RE -2
TOTAL SITE ACREAGE:	2.004 AC (87,294 SF)
TOTAL SITE AREA TO BE DISTURBED:	0.215 ACRES (9,408 SF)
MAXIMUM LOT COVERAGE ALLOWED:	0.5 AC (21,823.5 SF) = 25%
EXISTING IMPERVIOUS AREA:	0.32 ACRES (14,110 SF) = 16.16 %
PROPOSED IMPERVIOUS AREA:	0.33 ACRES (14,590 SF) = 16.7 %
SETBACKS:	60' FRONT YARD 50' REAR YARD 25' SIDE YARD

SITE IMPERVIOUS AREAS (BREAKDOWN)

EXISTING IMPERVIOUS:	
HOUSE AND EXST. GARAGE	4,580 SQ. FT.
FRONT AND SIDE WALKWAYS, PAVING, AND STEPS	1,350 SQ. FT.
FRONT AND SIDE WALLS	201 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
DRIVEWAY	4,764 SQ. FT.
TOTAL EXISTING IMPERVIOUS =	14,110 SQ. FT.
EXISTING IMPERVIOUS REMOVED:	
HOUSE (SUN ROOM)	381 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
TOTAL IMPERVIOUS REMOVED =	3,596 SQ. FT.
IMPERVIOUS ADDED TO SITE:	
HOUSE (NEW GARAGE)	488 SQ. FT.
WALKWAYS & PATIO	448 SQ. FT.
WALLS	147 SQ. FT.
POOL	800 SQ. FT.
POOL DECK	643 SQ. FT.
POOL HOUSE	1,184 SQ. FT.
OUTDOOR SHOWER	25 SQ. FT.
EXPANSION OF CONC. DRIVEWAY	341 SQ. FT.
SITE TOTAL IMPERVIOUS ADDED =	+ 4,076 SQ. FT.
TOTAL NET IMPERVIOUS =	14,590 SQ. FT.
TOTAL LOD AREA =	9,408 SQ. FT.

PRE-CON MEETING

CONTRACT THE CITY OF SANDY SPRINGS 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).

CONSTRUCTION NARRATIVE

THE PROPOSED PLANS CALL FOR THE DEMOLITION OF A PORTION OF THE EXISTING HOUSE IN THE REAR LANDSCAPE FOLLOWED BY AN ADDITION TO THE HOUSE, NEW POOL HOUSE, AND POOL WITH THE CONSTRUCTION OF NEW RETAINING WALLS CONFORMING TO RE-2 ZONING. ALL PHASED EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

CONTACT INFORMATION

OWNER:	ARCHITECT:
Caren and Michael Merlin	Castro Design Studio
1665 Winterthur Close	Contact: Rodolfo Castro
Atlanta, Georgia 30328	(404) 514-7247
(404) 434-8959	
BUILDER:	LANDSCAPE ARCHITECT:
Revival Construction, Inc.	Alex Smith Garden Design, Ltd.
Contact: Wright Marshall	Contact: Catherine Hawkins
(404) 888-9886	(770) 455-8878

TABLE OF CONTENTS

SHEET NAME	SHEET #
COVER SHEET	CV
SURVEY	S-1
DEMOLITION PLAN	D-1
SITE PLAN AND GRADING PLAN	C-1.1
RETAINING WALL ELEVATIONS	C-1.2
TREE PROTECTION PLAN	C-2
STORM WATER PLAN	C-3
EROSION CONTROL PLAN	C-4
ARC CALCULATIONS PLAN	C-5.1
ARC OVERLAY & SITE PLAN	C-5.2

Received:
08/18/2020
City of Sandy Springs
Community Development Department

ALEX SMITH
GARDEN DESIGN
LIMITED

DESIGN STUDIO
5642 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341
(770) 455-8878 OFFICE
(770) 455-0168 FAX

www.AlexSmithGardenDesign.com

MERLIN
RESIDENCE
1665 WINTERTHUR CLOSE
ATLANTA, GEORGIA 30328

The Contractor shall verify and be responsible for all dimensions and conditions on the job site and shall inform the landscape architect immediately of any discrepancy or variation from the drawings.

This drawing and the design and information it contains is the property of Alex Smith Garden Design, Ltd. and may not be used or reproduced other than on the specified project without the written permission of Alex Smith Garden Design, Ltd.

2020-08-03	CITY COMMENTS - REVISIONS
2020-06-12	PERMIT SUBMITTAL
DATE	DESCRIPTION

ISSUE RECORD



COVER
SHEET

PROJECT NO.: 19315
DRAWN BY: C24
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

CV

RC20-0003 1665 WINTERTHUR CLOSE

The field data upon which this plat is based has a closure precision of one foot in 15,000 feet and an angular error of .03 seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0137F, DATED 09/18/13

LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- P.L. = PROPERTY LINE
- CL = CENTERLINE
- B.L. = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS-- = SANITARY SEWER LINE/PIPE
- X-X-X- = FENCE LINE
- = FLOOD HAZARD ZONE LINE
- = STORM SEWER LINE/PIPE
- = WATER LINE
- = GAS LINE
- FW = FLOW WELL
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND
- WD = WOOD DECK
- CO = CLEAN OUT

N/F
RPT MAIN STREET 2100 PAPERDISE LLC
DB:55595 PG:202

N/F

S-1

20 10 0 20
GRAPHIC SCALE = 1"=20'

ALPHA LAND SERVICES

P.O. BOX 1651
LOCANVILLE, GA. 30052
ENGINEERING & LAND SURVEYING
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION: _____
DISTRICT: _____
GEORGIA
FIELD DATE: _____
PLAT DATE: _____

REF. PLAT: PB. _____ P. _____
101 25

SURVEY FOR:

1665 WINTERTHUR CLOSE
TAX PARCEL: 17-020600030151

LAND LOT: _____ LOT: 13 BLOCK: C
DISTRICT: 17TH SUB: WINTERTHUR
GEORGIA
FIELD DATE: 12/28/18 AREA = 2.004 ACRES
PLAT DATE: 01/07/19 JOB No. 18-12-515

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

SITE IMPERVIOUS AREAS
(BREAKDOWN)

EXISTING IMPERVIOUS:	
HOUSE AND EXST. GARAGE	4,580 SQ. FT.
FRONT AND SIDE WALKWAYS, PAVING, AND STEPS	1,350 SQ. FT.
FRONT AND SIDE WALLS	201 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
DRIVEWAY	4,764 SQ. FT.
TOTAL EXISTING IMPERVIOUS =	14,110 SQ. FT.
EXISTING IMPERVIOUS REMOVED:	
HOUSE (SUN ROOM)	381 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
TOTAL IMPERVIOUS REMOVED =	3,596 SQ. FT.
IMPERVIOUS ADDED TO SITE:	
HOUSE (NEW GARAGE)	488 SQ. FT.
WALKWAYS & PATIO	448 SQ. FT.
WALLS	147 SQ. FT.
POOL	800 SQ. FT.
POOL DECK	643 SQ. FT.
POOL HOUSE	1,184 SQ. FT.
OUTDOOR SHOWER	25 SQ. FT.
EXPANSION OF CONC. DRIVEWAY	341 SQ. FT.
SITE TOTAL IMPERVIOUS ADDED =	+ 4,076 SQ. FT.
TOTAL NET IMPERVIOUS =	14,590 SQ. FT.
TOTAL LOD AREA =	9,408 SQ. FT.

TREE STATEMENT:

FOUR TREES IMPACTED DURING CONSTRUCTION. TREES TO BE
REMOVED DURING DEMOLITION PHASE.

DEBRIS STATEMENT:

200 Cubic Yards of estimated debris will be hauled from this site during
demolition and site construction. No haul route required.

GENERAL DEMOLITION SCOPE:

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

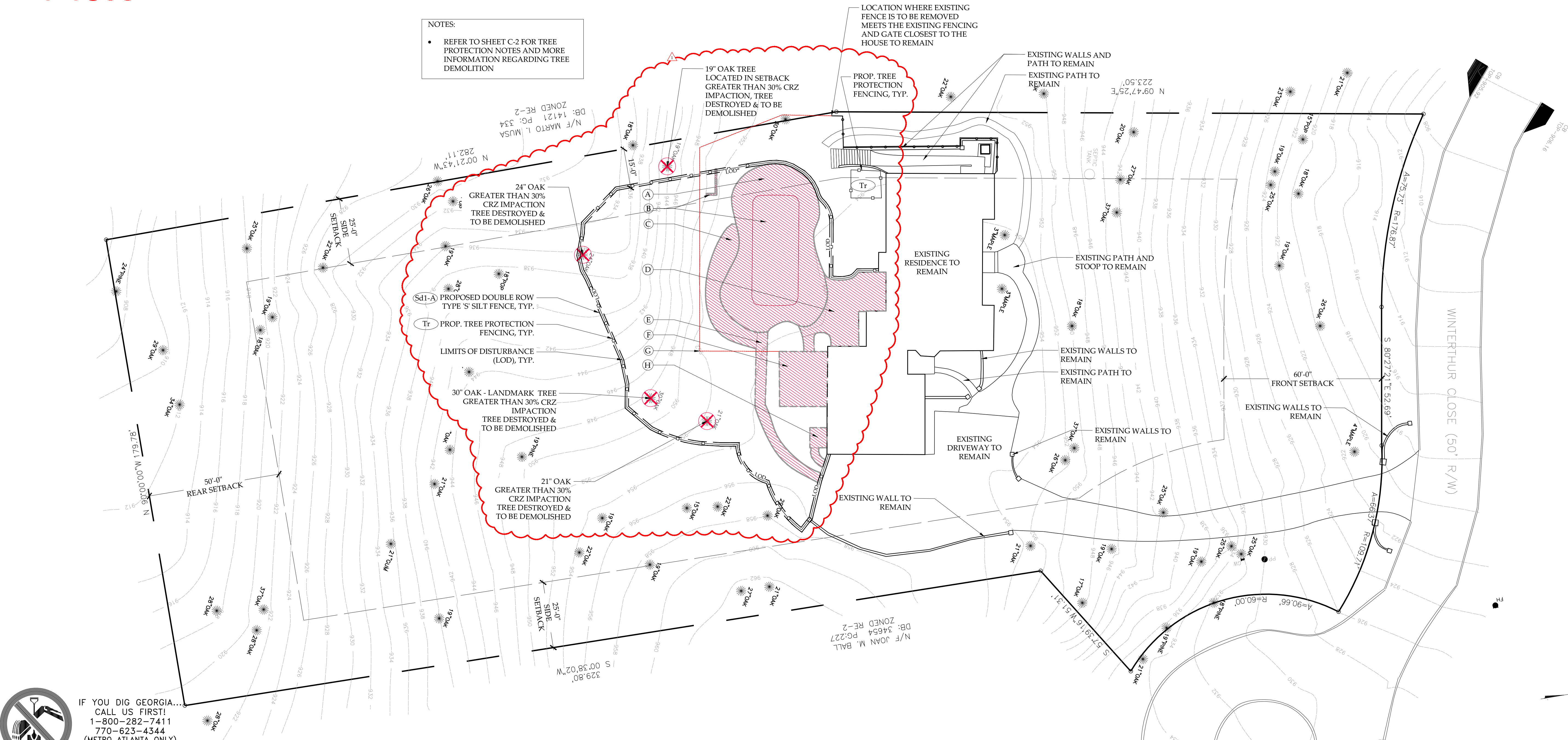
- REMOVE EXISTING STONE POOL DECK.
- REMOVE EXISTING POOL AND POOL EQUIPMENT. FILL
IN FOR CONSTRUCTION ACCESS.
- REMOVE EXISTING STONE PATH AROUND POOL DECK.
- REMOVE EXISTING PATIO BETWEEN HOUSE AND POOL
DECK.
- REMOVE EXISTING BRICK SIDEWALK.
- REMOVE PORTION OF EXISTING RESIDENCE IN
PREPARATION FOR PROPOSED GARAGE.
- PARTIAL REMOVAL OF EXISTING BLACK METAL POOL
FENCING.
- REMOVAL OF EXISTING CONCRETE PAD AND PATH.

DEMOLITION NOTES:

- THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE
BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL
CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT
ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE
RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW
UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL
HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES
WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY
SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW
SANITARY SEWER LINES.
- CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE
AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL
LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR
PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE
UNLESS PREVIOUSLY STATED BY OWNER.
- ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND
CITY STANDARDS.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT
LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE
NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC.
CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY
METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
- BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS
AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES
AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT
ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
- FOR ALL ITEMS NOTED TO BE REMOVED-REMOVE NOT ONLY THE ABOVE
GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS INCLUDING BUT
NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS,
OLD PIPE, ETC.
- BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK
TO MEET THE REQUIREMENTS AND INSTRUCTION OF THE PROJECT
GEOTECHNICAL ENGINEER.
- DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR
DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO
PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING
ITEMS TO SALVAGE FOR OWNER.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND ITEMS TO
REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES
AND ANY DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER
REPRESENTATIVE ON ALL PHASES OF CONSTRUCTION AND UTILITY
CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND
UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND/OR REMOVAL
OF ALL ITEMS IN THE ARE OF NEW CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS
AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE
AND LOCAL CODES.
- 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.

NOTES:

- REFER TO SHEET C-2 FOR TREE
PROTECTION NOTES AND MORE
INFORMATION REGARDING TREE
DEMOLITION



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

1 DEMOLITION PLAN
SCALE: 1" = 20'-0"

RELEASED FOR CONSTRUCTION AND PERMIT

ALEX SMITH
GARDEN DESIGN
LIMITED

DESIGN STUDIO
5642 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341
(770) 453-8878 OFFICE
(770) 452-0168 FAX

www.AlexSmithGardenDesign.com

MERLIN
RESIDENCE
1665 WINTERHUR CLOSE
ATLANTA, GEORGIA 30328

The Contractor shall verify and be
responsible for all dimensions and
conditions on the job site and shall
inform the landscape architect
immediately of any discrepancy or
variation from the drawings.

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2020-08-03 CITY COMMENTS - REVISIONS
2020-06-12 PERMIT SUBMITTAL
DATE DESCRIPTION
ISSUE RECORD



SCALE: 1" = 20'-0"
0 10' 20' 30' 40'

DEMOLITION
SHEET

PROJECT NO: 1935
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

D-1

EXISTING IMPERVIOUS:	
HOUSE AND EXST. GARAGE	4,580 SQ. FT.
FRONT AND SIDE WALKWAYS, PAVING, AND STEPS	1,350 SQ. FT.
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OUTDOOR SHOWER	25 SQ. FT.
EXPANSION OF CONC. DRIVEWAY	341 SQ. FT.
SITE TOTAL IMPERVIOUS ADDED =	+ 4,076 SQ. FT.
TOTAL NET IMPERVIOUS =	14,590 SQ. FT.
TOTAL LOD AREA =	9,408 SQ. FT.

1. THE SITE CONTAINS: 2.004 ACRES (87,294 SF), TOTAL DISTURBED ACREAGE: 0.215 ACRES (9,408 SF)
2. ADDRESS IS 1665 WINTERTHUR CLOSE; TAX PARCEL NO. 17 - 020600030151.
3. BOUNDARY, TOPOGRAPHY, AND TREE SPECIMEN SIZE AND LOCATIONS IS BASED ON FIELD RUN DATA RUN BY ALPHA LAND SERVICES DATED 01/07/2019.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C 0137F (DATED 09/18/03).
5. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SURE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINES.
6. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
8. EXISTING UTILITIES TO BE PROTECTED AND TO BE USED FOR NEW CONSTRUCTION. NO ADDITIONAL TRENCHING REQUIRED. IF UTILITIES REQUIRE REPLACEMENT AND/OR EXPANSION BUILDER SHALL, PRIOR TO CONSTRUCTION, REQUEST REVIEW AND WRITTEN CONSENT FROM CITY OF SANDY SPRINGS ARBORIST AND ALL OTHER INTERESTED DEPARTMENTS.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE BUILDER OF ANY DISCREPANCIES OR ERRORS THAT MAY BE DISCOVERED IN THESE PLANS.
10. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
11. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF SANDY SPRINGS, FULTON COUNTY, AND STATE OF GEORGIA STANDARDS.
12. NEW FENCING WILL TIE INTO EXISTING FENCING AT BACK WHERE FENCE DESIGN SHALL NOT PRODUCE A "LADDER" EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.
13. THE ENCLOSURE ENTRANCE (GATE) SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
14. GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN POOL IS NOT IN USE.
15. FOR ALL CASES WHERE BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48" ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPEN.
16. THE PROPOSED POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY HOSE AND/OR AUTOFILL SYSTEM. IF FILLED BY A HOSE, A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIBB. THE AUTOFILL SYSTEM SHALL BE CONNECTED TO THE EXISTING IRRIGATION SYSTEM WHERE EXISTING BACKFLOW PREVENTER IS CURRENTLY INSTALLED.
17. ALL GRADING AND DISTURBANCE MUST BE 15'-0" FROM THE SIDE PROPERTY LINE. NO GRADING IS ALLOWED WITHIN 20'-0" OF THE REAR LOT LINE.

PROPOSE TO INSTALL BUFFER PLANTINGS ALONG
SLOPE WITH MIXTURE OF EVERGREEN TREES, SHRUBS
AND GROUNDCOVERS WHERE GRADE TRANSITIONS
TO EXISTING STEEPER SLOPES

POOL HOUSE TERRACE
OVERLOOK WALL 'A2'
T.W. EL. 955; B.W. EL. 949

PROPOSED POOL HOUSE ADDITION
REFER TO ARCH. DRAWINGS

RAINING WALL WALL 'C'
T.W. EL. 943.5

RETAINING WALL 'B'
T.W. EL. 949.25

POOL EQUIPMENT LOCATION
5' X 9' CONC. PAD SHOWN WITH SOLID WOOD
ENCLOSURE; HT. OF ENCLOSURE TO
COMPLETELY SCREEN EQUIPMENT HT.

RETAINING
T.W. EL. 954.25 (4'-3")

STEP STONE PATH 18"

PROPOSED PG

OUTWARD OPENING

SELF LATCHING

EX

25.0"
SIDE
SETBACK
95

OK

302

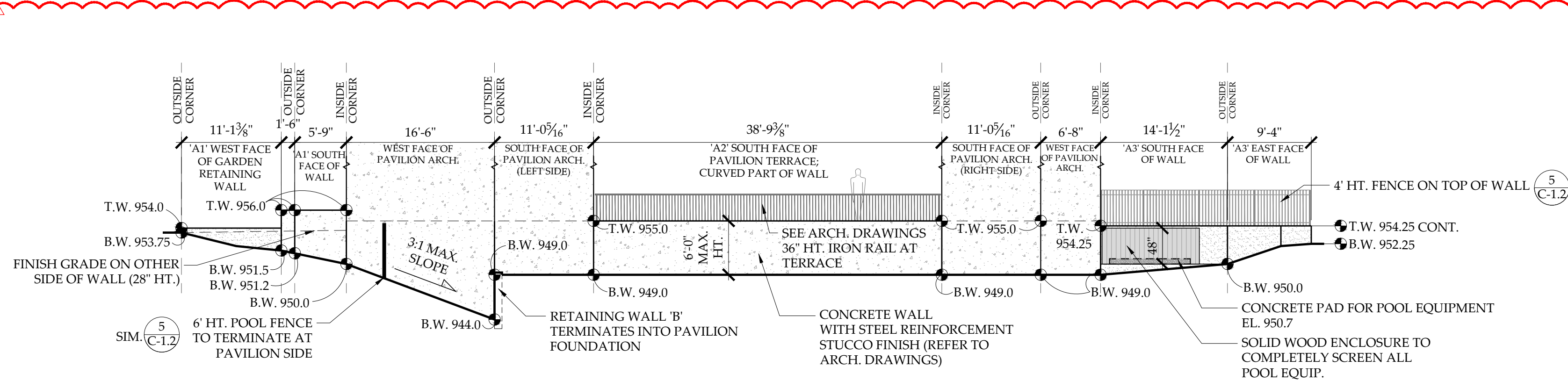
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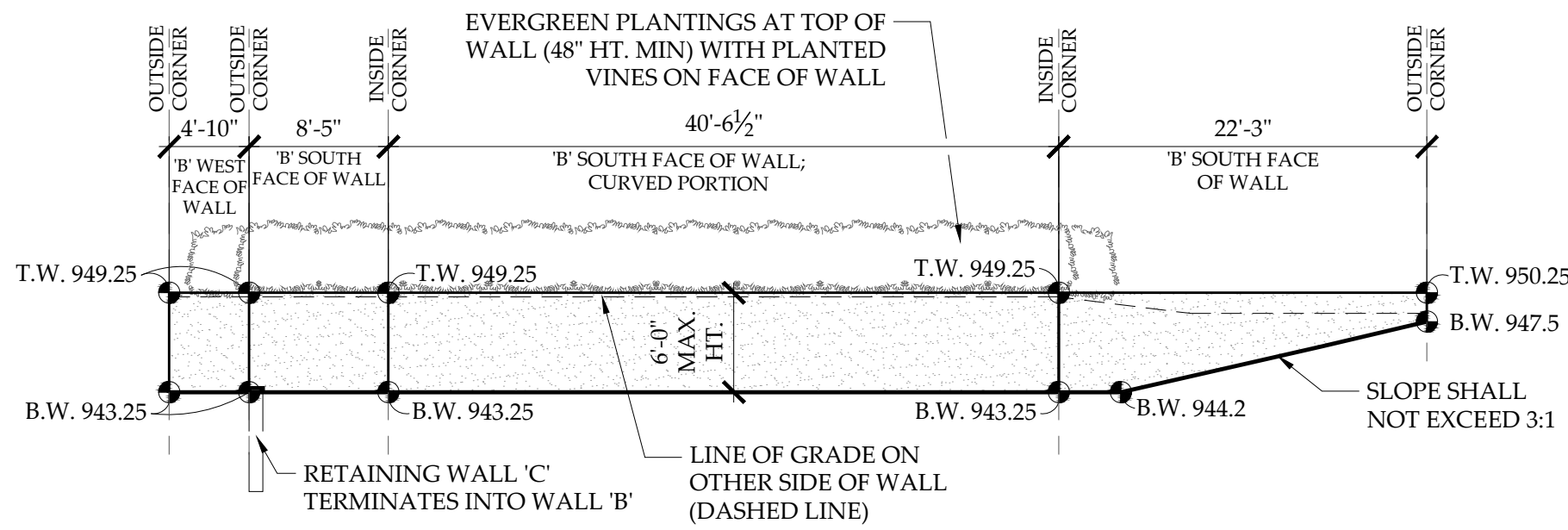
1 SITE IMPROVEMENTS PLAN AND GRADING PLAN



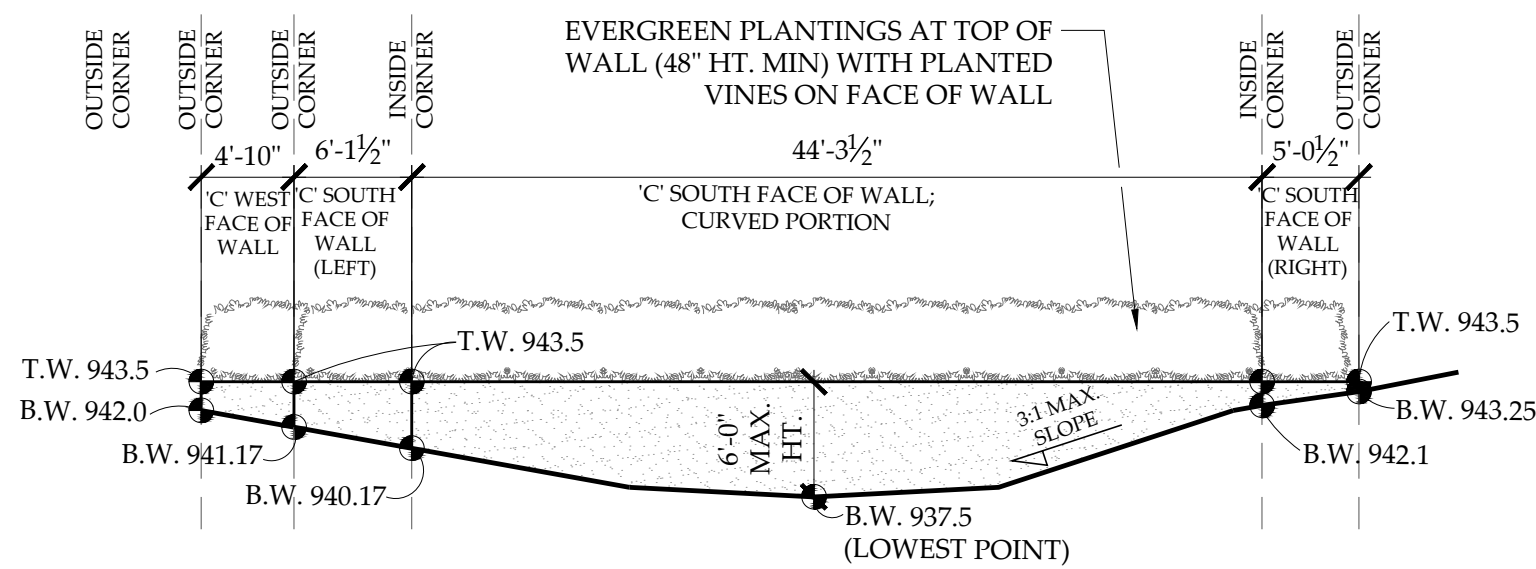
NORTH



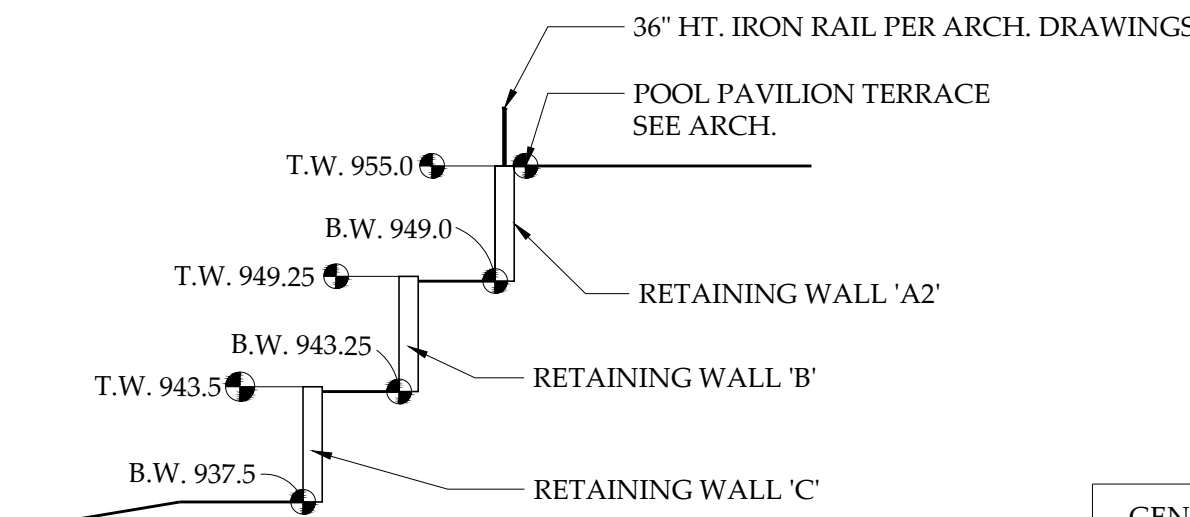
1 SITE WALLS 'A1', 'A2', 'A3' - UNFOLDED ELEVATION
SCALE: 1" = 10'-0"



2 SITE WALL 'B' - UNFOLDED ELEVATION
SCALE: 1" = 10'-0"

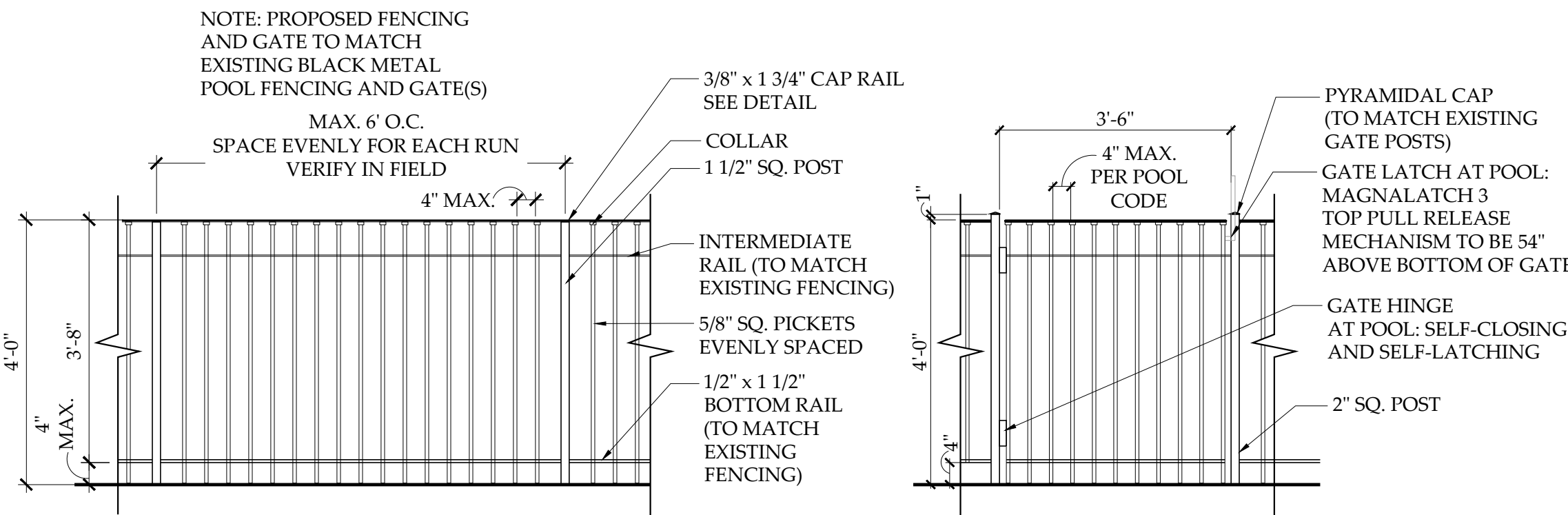


3 SITE WALL 'C' - UNFOLDED ELEVATION
SCALE: 1" = 10'-0"



GENERAL WALL NOTES:
• MAXIMUM EXPOSED RETAINING WALL HEIGHT IS 6'-0"
• BASE OF WALL ELEVATIONS VARY, REFER TO PLAN
• SEPARATION BETWEEN WALL IS 4'-0" MIN.
• ALL WALLS AND FENCES MUST BE A MINIMUM OF 3'-0" OFF THE RIGHT-OF-WAY

4 RETAINING WALLS AT BACK OF POOL PAVILION - SECTION ELEVATION
SCALE: 1" = 10'-0"



5 POOL FENCE PANEL AND GATE - ELEVATION
SCALE: 1/2" = 1'-0"

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2020-08-03	CITY COMMENTS - REVISIONS	△
2020-06-12	PERMIT SUBMITTAL	
DATE	DESCRIPTION	
ISSUE RECORD		



SCALE: 1"= 20'-0"

PROJECT NO.: 19315
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-0

PROJECT NO.: 19315
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CHECKED BY: SL, AS
PRINT DATE: 2020-0

C-2

TREE	CRZ	IMPACT	% IMPACT	STATUS- NOTES
(100) 21' OAK	2165	0	0%	REMAIN- SETBACK
(101) 23' OAK	2597	0	0%	REMAIN- SETBACK
(102) 15' POPLAR	1105	0	0%	REMAIN- SETBACK
(103) 19' OAK	1772	0	0%	REMAIN- SETBACK
(104) 25' OAK	3068	0	0%	REMAIN- SETBACK
(105) 18' OAK	1590	0	0%	REMAIN- SETBACK
(106) 20' OAK	1963	0	0%	REMAIN
(107) 27' OAK	3578	0	0%	REMAIN - LANDMARK
(108) 37' OAK	6720	0	0%	REMAIN - LANDMARK
(109) 19' OAK	1772	0	0%	REMAIN- SETBACK
(110) 26' OAK	3318	0	0%	REMAIN- SETBACK
(111) 3' MAPLE	45	0	0%	REMAIN
(112) 3' MAPLE	45	0	0%	REMAIN
(113) 18' OAK	1590	0	0%	REMAIN
(114) 37' OAK	6720	0	0%	REMAIN - LANDMARK
(115) 27' OAK	3578	0	0%	REMAIN- SETBACK
(116) 25' OAK	3068	0	0%	REMAIN- SETBACK
(117) 4' MAPLE	5	0	0%	REMAIN- SETBACK
(118) 25' OAK	3068	0	0%	REMAIN- SETBACK
(119) 25' OAK	3068	0	0%	REMAIN- SETBACK
(120) 19' OAK	1772	0	0%	REMAIN- SETBACK
(121) 18' PINE	1590	0	0%	REMAIN- SETBACK
(122) 19' PINE	1772	0	0%	REMAIN- SETBACK
(123) 21' OAK	2165	0	0%	REMAIN- SETBACK
(124) 17' OAK	1419	0	0%	REMAIN- SETBACK
(125) 19' OAK	113	0	0%	REMAIN- SETBACK
(126) 21' OAK	2165	0	0%	REMAIN- SETBACK
(127) 21' OAK	2165	0	0%	REMAIN- SETBACK
(128) 27' OAK	3578	0	0%	REMAIN- SETBACK - LANDMARK
(129) 29' OAK	4128	807	20%	REMAIN - LANDMARK
(130) 22' OAK	2376	0	0%	REMAIN

TREE	CRZ	IMPACT	% IMPACT	STATUS- NOTES
(131) 15' OAK	1105	0	0%	REMAIN
(132) 19' OAK	1772	0	0%	REMAIN
(133) 19' OAK	1772	0	0%	REMAIN
(134) 22' OAK	2376	0	0%	REMAIN
(135) 21' OAK	2165	1160	55%	DESTROYED - DEMO
(136) 30' OAK	4418	1370	31%	DESTROYED - DEMO - LANDMARK
(137) 15' OAK	1105	0	0%	REMAIN
(138) 19' PINE	1772	0	0%	REMAIN
(139) 19' OAK	1772	0	0%	REMAIN
(140) 36' OAK	6463	0	0%	REMAIN - LANDMARK
(141) 21' OAK	2165	0	0%	REMAIN
(142) 21' SWEETGUM	2165	0	0%	REMAIN
(143) 19' OAK	1772	0	0%	REMAIN - SETBACK
(144) 28' OAK	3848	0	0%	REMAIN - SETBACK - LANDMARK
(145) 37' OAK	6720	0	0%	REMAIN - SETBACK - LANDMARK
(146) 28' OAK	3848	0	0%	REMAIN - SETBACK - LANDMARK
(147) 34' OAK	5675	0	0%	REMAIN - SETBACK - LANDMARK
(148) 29' OAK	4128	0	0%	REMAIN - SETBACK - LANDMARK
(149) 18' OAK	1590	0	0%	REMAIN
(150) 19' OAK	1772	0	0%	REMAIN
(151) 24' PINE	2827	0	0%	REMAIN - SETBACK
(152) 25' OAK	3085	0	0%	REMAIN - SETBACK
(153) 22' OAK	2376	0	0%	REMAIN - SETBACK
(154) 28' OAK	3848	0	0%	REMAIN - LANDMARK
(155) 19' OAK	1772	0	0%	REMAIN - SETBACK
(156) 20' POPLAR	1963	0	0%	REMAIN - SETBACK
(157) 26' OAK	3318	0	0%	REMAIN - SETBACK
(158) 24' OAK	2827	1121	40%	DESTROYED - DEMO
(159) 18' OAK	1590	137	9%	REMAIN - BOUNDARY
(160) 19' OAK	1772	618	35%	DESTROYED - DEMO - SETBACK
(161) 30' OAK	4418	634	14%	REMAIN - BOUNDARY - LANDMARK

TOTAL SITE AREA: 2.004 AC (87,294 SF)

TREE DENSITY REQUIRED (RCC): 35%
 $RCC = 2.004 AC \times 35\% = 30.553 SE$

EXISTING CANOPY (EC):
NOTE: (54) TREES OVER 18" DBH ARE EXISTING
54 TREES X 1,000 = 54,000 SF OF EXISTING CANOPY

EXISTING CANOPY DESTROYED (LR):
NOTE: TOTAL OF (4) TREES DESTROYED/DEMOLISHED BY
OVER 25% CRZ IMPACTION

DEMO # (135) 21" OAK
DEMO # (136) 30" OAK - LANDMARK TREE
DEMO # (158) 24" OAK
DEMO # (160) 19" OAK

NOTE: LANDMARK TREES MUST BE REPLACED AT 150% OF LOST CANOPY

$$(3 \times 1,000 = 3,000 \text{ SF}) + (1 \times 1,000 \times 150\% = 1,500 \text{ SF}) = 4,500 \text{ SF}$$

EXISTING CANOPY DESTROYED (LR)

(RCC - EC + LR) = CR
30,553 (RCC) - 54,000 (EC) + 4,500 (LR) =
- 18,967 SF CANOPY REPLACEMENT (CR)
EC IS GREATER THAN RCC & LR.
REQUIRED CANOPY COVERAGE FOR THE SITE IS SATISFIED.

REPLACEMENT TREES:
(1) 2" CAL. GOLDEN ROBINIA (MEDIUM CANOPY)
(1) 5" CAL. SHUMARD OAK
(1) 2.5" CAL. CHINESE FRINGE TREE
(6) 9' TO 10' HT. TEA OLIVE

$$(1 \times 1,000 \text{ SF}) + (1 \times 500 \text{ SF}) + (1 \times 250 \text{ SF}) = 1,750 \text{ SF OF REPLACEMENT CANOPY}$$

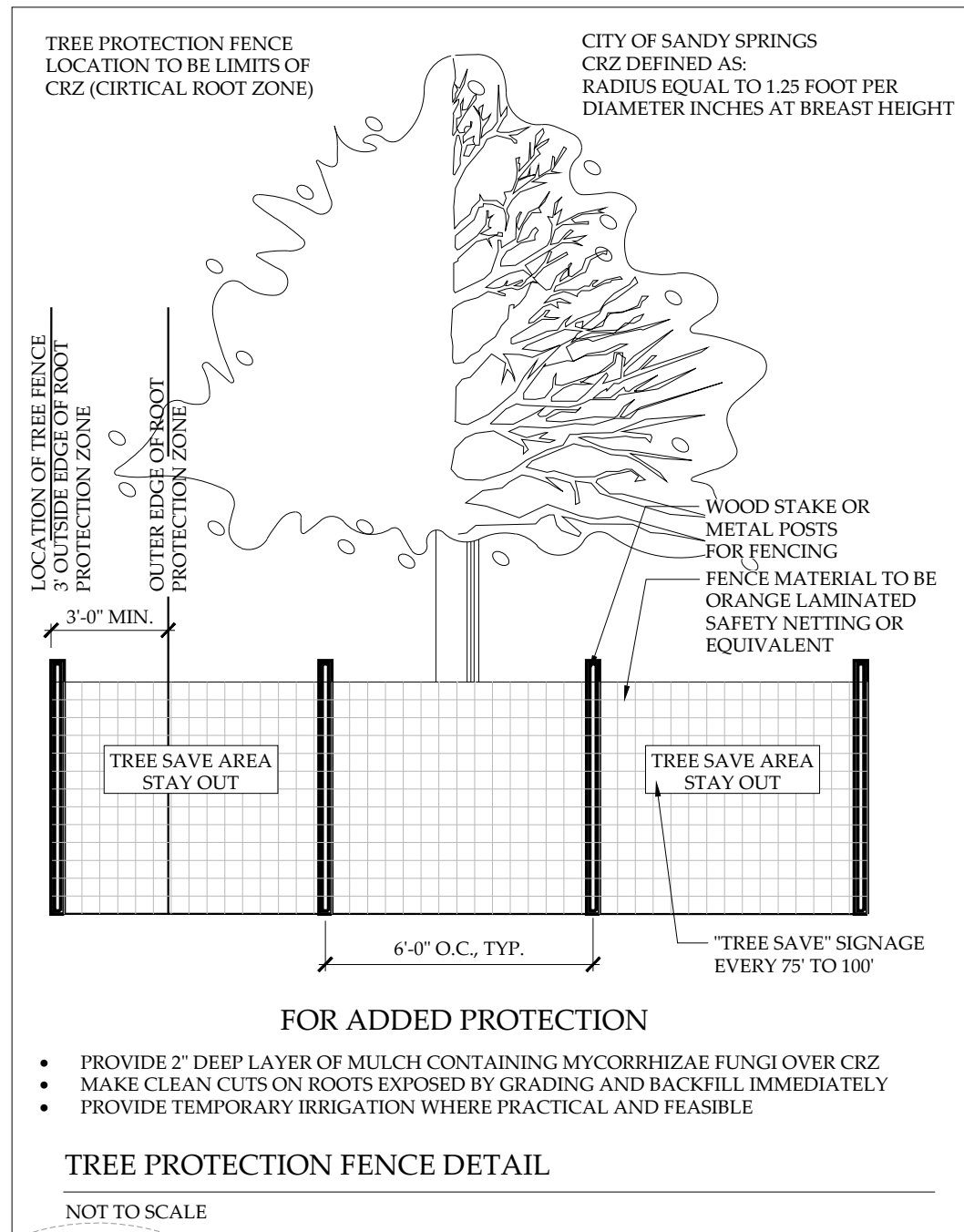
ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING. FENCING TO CONSIST OF CHAIN LINK, OR ORANGE LAMINATED PLASTIC, WHERE TREE TRUNKS ARE IN JEOPARDY OF BEING DAMAGED BY EQUIPMENT, 2X4 INCH BOARDS MAY BE REQUESTED TO BE STRAPPED AROUND THE TRUNKS OF THE TREES.

CALL THE SANDY SPRINGS ARBORIST FOR A
PRE-CONSTRUCTION CONFERENCE AND SITE INSPECTION.
NO ACTIVITIES OF ANY KIND ARE TO OCCUR WITHIN TREE
PROTECTION AREAS.

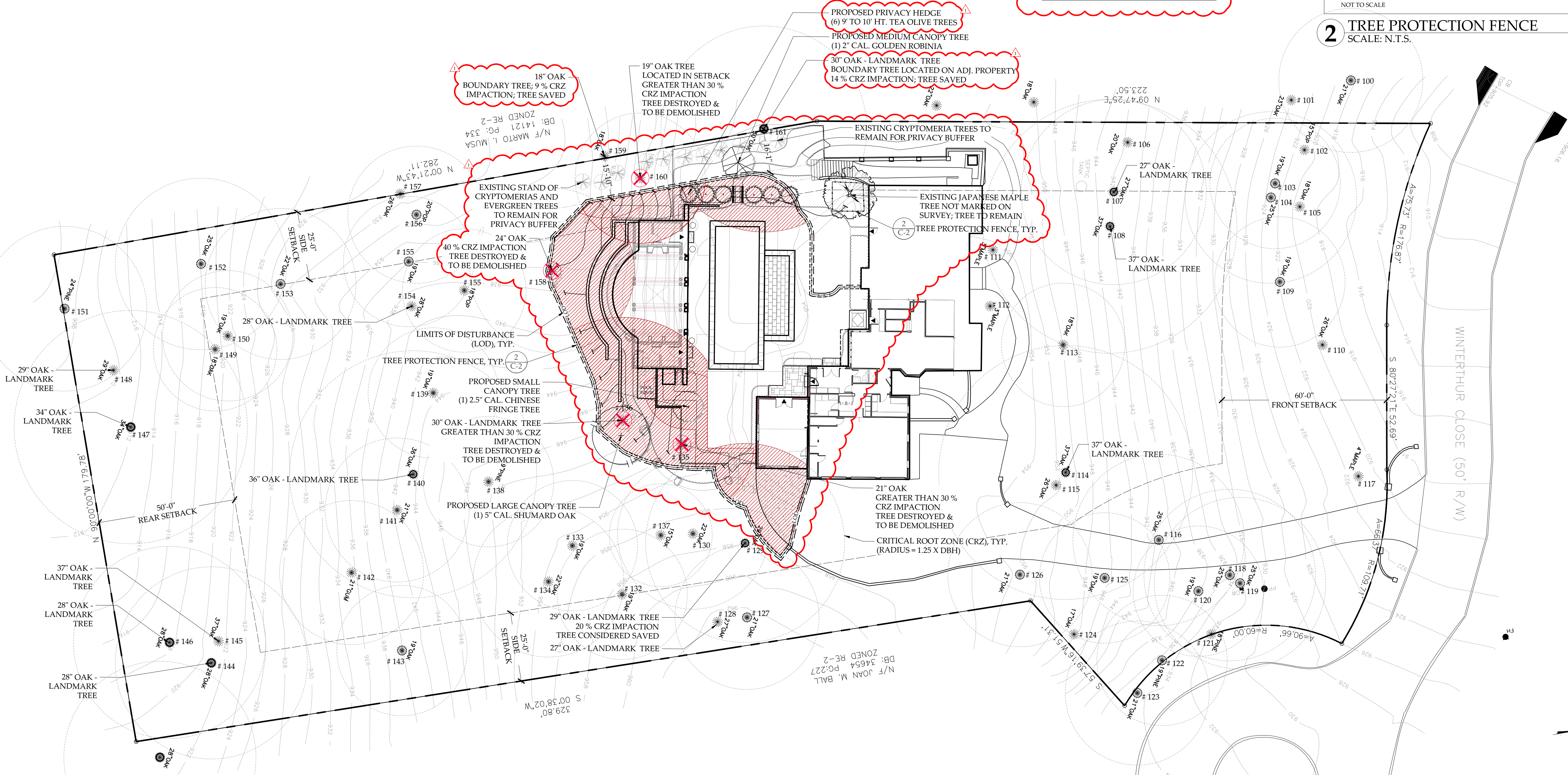
THE INFORMATION SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CONTACT THE SANDY SPRINGS ARBORIST FOR AN INSPECTION.

PRE-CON MEETING

CONTRACT THE CITY OF SANDY
SPRINGS 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).



2 TREE PROTECTION FENCE



1 TREE CONSERVATION PLAN

EXISTING IMPERVIOUS:	
HOUSE AND EXST. GARAGE	4,580 SQ. FT.
FRONT AND SIDE WALKWAYS, PAVING, AND STEPS	1,350 SQ. FT.
FRONT AND SIDE WALLS	201 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
DRIVEWAY	4,764 SQ. FT.
TOTAL EXISTING IMPERVIOUS =	14,110 SQ. FT.
EXISTING IMPERVIOUS REMOVED:	
HOUSE (SUN ROOM)	381 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
TOTAL IMPERVIOUS REMOVED =	3,596 SQ. FT.
IMPERVIOUS ADDED TO SITE:	
HOUSE (NEW GARAGE)	488 SQ. FT.
WALKWAYS & PATIO	448 SQ. FT.
WALLS	147 SQ. FT.
POOL	800 SQ. FT.
POOL DECK	643 SQ. FT.
POOL HOUSE	1,184 SQ. FT.
OUTDOOR SHOWER	25 SQ. FT.
EXPANSION OF CONC. DRIVEWAY	341 SQ. FT.
SITE TOTAL IMPERVIOUS ADDED =	+ 4,076 SQ. FT.
TOTAL NET IMPERVIOUS =	14,590 SQ. FT.
TOTAL LOD AREA =	9,408 SQ. FT.

STONE STORAGE INFILTRATION
TRENCH CALCULATIONS

RUNOFF REDUCTION CALCULATIONS:

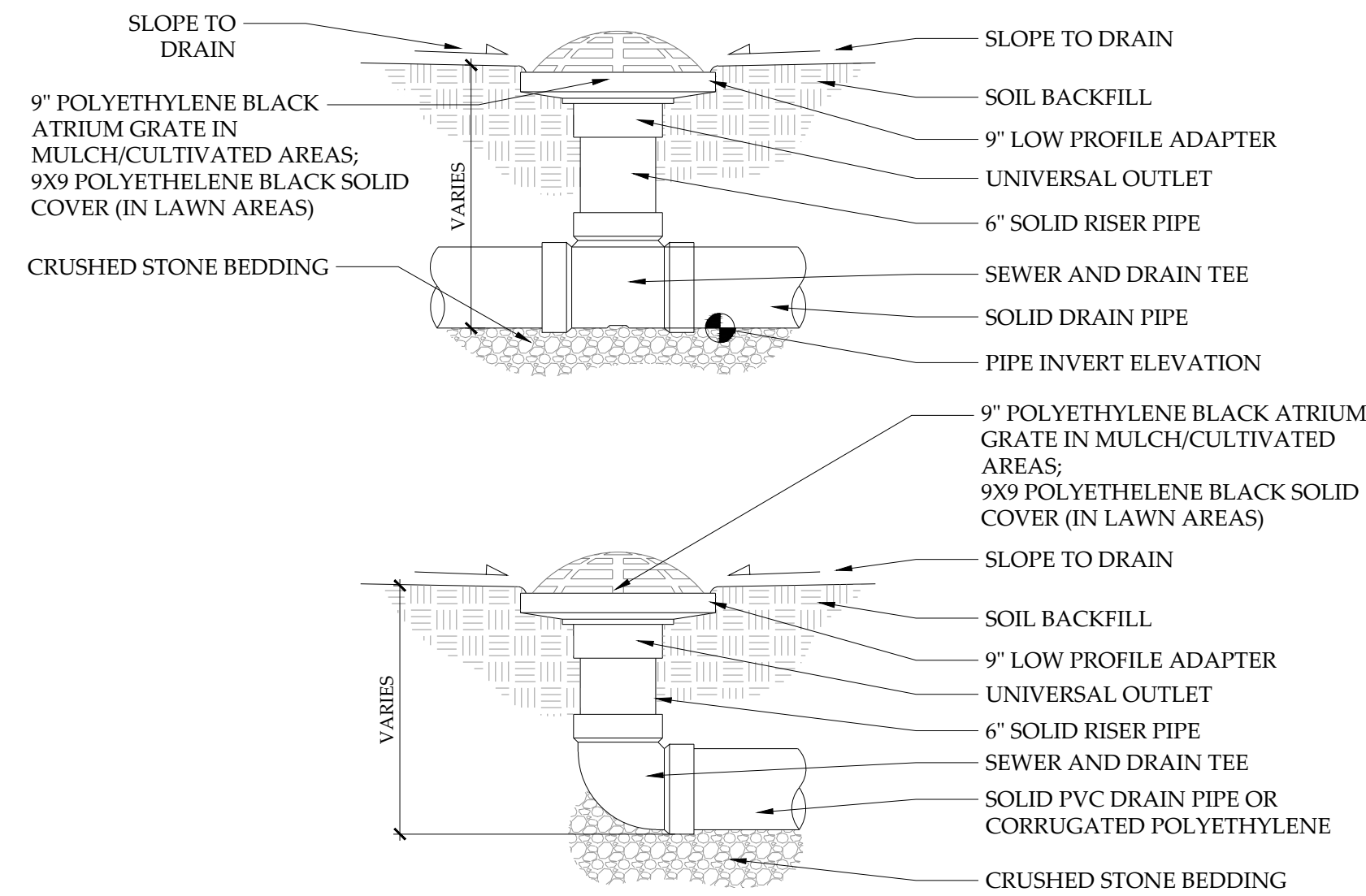
TREATED IMPERVIOUS AREA =	4,076 SF
REQUIRED REDUCTION	408 CUBIC FT
VOLUME =	(IMP. AREA X (1.2"/12"))

INFILTRATION TRENCH WITH	
40% VOID RATIO	1,020 CUBIC FT
REQUIRED WQ VOLUME / 0.40 =	

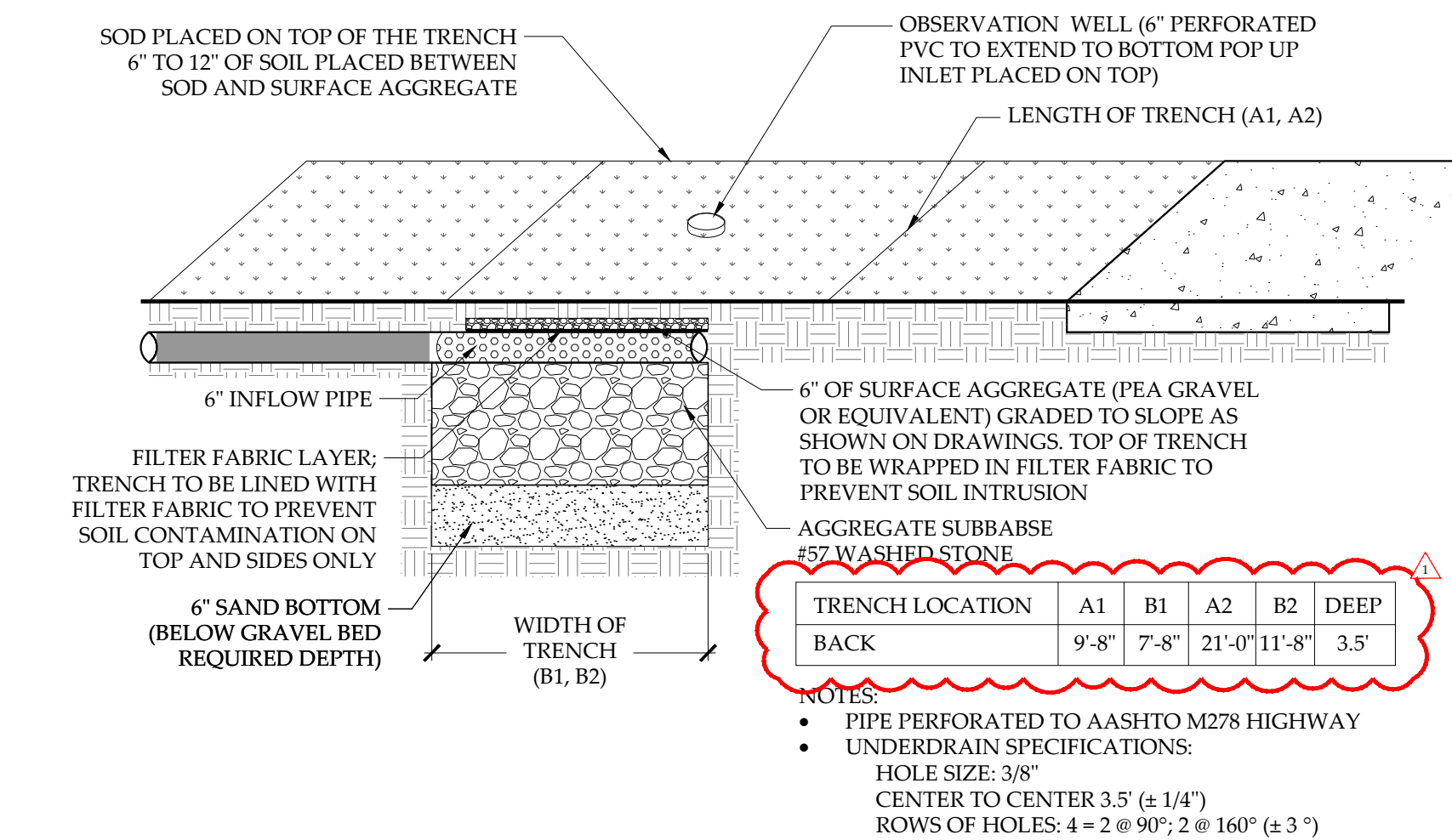
LENGTH A1 = 9'-2"; A2 = 21'-0"
WIDTH B1 = 7'-8"; B2 = 11'-8"
HEIGHT 3.5 FT

PROVIDED VOLUME IS GREATER THAN
REQUIRED VOLUME

2 AREA DRAIN SECTION



3 UNDERGROUND STONE STORAGE TRENCH



TOTAL NET IMPERVIOUS AREA FOR THE SITE IS 14,561 SQUARE FEET. RUNOFF REDUCTION IS PROVIDED ONLY FOR THE NEW IMPERVIOUS AREA OF 4,076 SQUARE FEET FOR PROPOSED ADDITION, POOL HOUSE, POOL, WALLS, AND STAIRS.

THERE WILL BE A STONE STORAGE TRENCH LOCATED AT THE REAR OF THE HOUSE CLOSEST TO THE NEW GARAGE ADDITION. THE TRENCH IS DESIGNED TO BE 21'-0" BY 11'-8" AND 9'-2" BY 7'-8" ALL AT 3.5 FEET DEEP AND WILL DETAIN A TOTAL OF 1,103 CUBIC FEET. THE TRENCH IS TO BE FILLED WITH #57 STONE (40% VOID RATIO) WHERE THE REQUIRED VOLUME OF THE STONE STORAGE TRENCH IS 1,020 CUBIC FEET (PROPOSED EXCEEDS REQUIRED). THE POSITION OF THE TRENCH IS SUCH A WAY THAT IT IS AT APPROXIMATELY 10 FEET AWAY FROM STRUCTURES, AND PROPERTY LINE.

OVERFLOW FROM THE EXISTING STORM WATER FACILITY WILL BE TOWARDS THE SOUTH-EAST SIDE / REAR PART OF THE PROPERTY. RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP'S SHOWN EXCEEDS THE STORAGE REQUIREMENTS. THE STONE STORAGE TRENCH WILL PROMOTE GROUND WATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF THE SAVED TREES IN PROXIMITY OF THE TRENCH. DUE TO THE LIMITED SPACE AND THE PROPOSED SPANS OF LAWN AT THE BACK SURROUNDING THE POOL, A LARGER SURFACE AREA TRENCH WAS DESIGNED TO KEEP THE STORAGE FACILITY MORE SHALLOW TO PROMOTE MORE DIRECT INFILTRATION.

PROVIDE INFILTRATION RATE TEST DATA TO ENSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE. THE MODIFIED TAFT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES. A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD." INFILTRATION TYPE BMPs SHOULD BE A MINIMUM 10 FEET AWAY FROM PROPERTY LINES AND/OR FOUNDATIONS AND A MINIMUM 20 FEET AWAY FROM SEPTIC SYSTEMS, SUBJECT TO FULTON COUNTY HEALTH DEPARTMENT APPROVAL.

VEGETATION:
THE LANDSCAPED AREA ABOVE THE SURFACE OF THE TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM 6" COVER.

MONTHLY

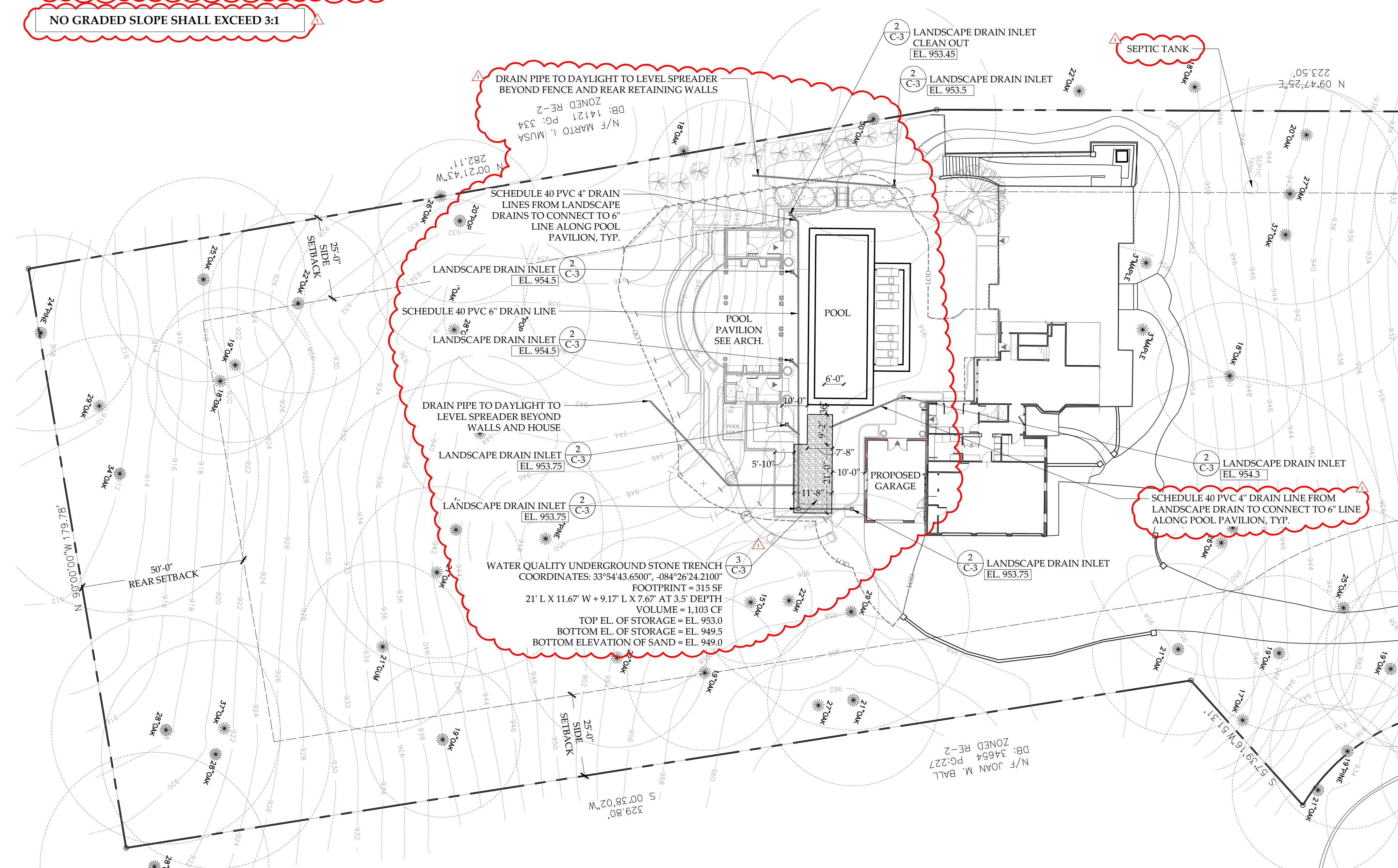
- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
- ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
- REMOVE SEDIMENT AND OIL/GREASE FROM THE PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
- MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH. REPLACE PEA GRAVEL/TOPSOIL/GRASSING TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE.



1 STORMWATER & DRAINAGE PLAN
SCALE: 1" = 20'-0"



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ATLANTA, GEORGIA 30328

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20-08-03	CITY COMMENTS - REVISIONS	1
20-06-12	PERMIT SUBMITTAL	
DATE	DESCRIPTION	

ISSUE RECORD



SCALE: 1" = 20'-0"

A horizontal graphic scale bar with tick marks at 10-foot intervals. The labels 10', 20', 30', and 40' are placed below the bar.

STORMWATER & DRAINAGE PLAN

PROJECT NO.: 19315
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-06-05

C-3

EROSION CONTROL NOTES:

- THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH CURRENT DETAIL IS CONSTRUCTED.
- 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 THE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONSTRUCTION STAGING AREA WILL BE THE PROPOSED POOL AREA DESIGNATED ON PLAN.
- SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
- THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- 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 RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
- TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF/HERSELF).
- ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- CONSTRUCTION DUMPSTER TO BE LOCATED ON TOP OF EXISTING DRIVEWAY. DUMPSTER LOCATION TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.

GRASSING SCHEDULE

(HYDROSEEDING RATES)

SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)		
				N	P205	K20
KY 31 FESCUE	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
WINTER RYE	1-1/2 - 2 LBS.	9/1-11/1 3/1-4/1	1 TON/ACRE	60-90	120-180	120-180
*WEeping LOVEGRASS	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.

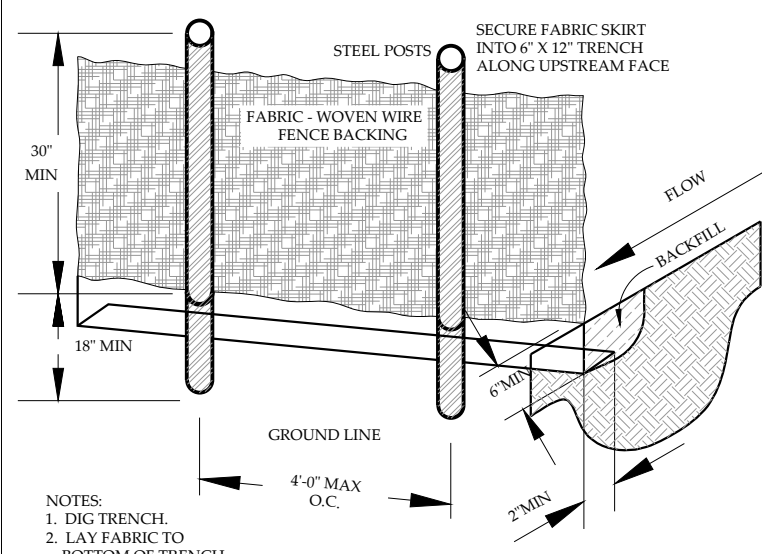
*HYDROSEED ON ALL 2:1 SLOPES.

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE).

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing a temporary vegetative cover with fast growing seedling on disturbed areas.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbag, bales of straw or hay, brush, logs and poles, gravel, or a sediment fence. The barriers are usually temporary and inexpensive.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization.
Ds4	DISTURBED AREA STABILIZATION (WITH SOILING)			Establishing a permanent vegetative cover using sods on highly erodible or critically eroded lands.

SEDIMENT BARRIER

SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 181 - TEMPORARY SET FENCE, OF THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA STANDARD SPECIFICATIONS, SIXTH EDITION.
GEORGIA SOIL AND WATER CONSERVATION COMMISSION TYPE "S" - 36 WOVEN OR NONWOVEN GEOTEXTILE FABRIC FASTENED WITH #17 GALVE MINIMUM 1/2" WIRE STAPLES (3 PER POST) AND/OR #14 GALVE 1" BUTTIN HEAD NAILS (4 PER POST).

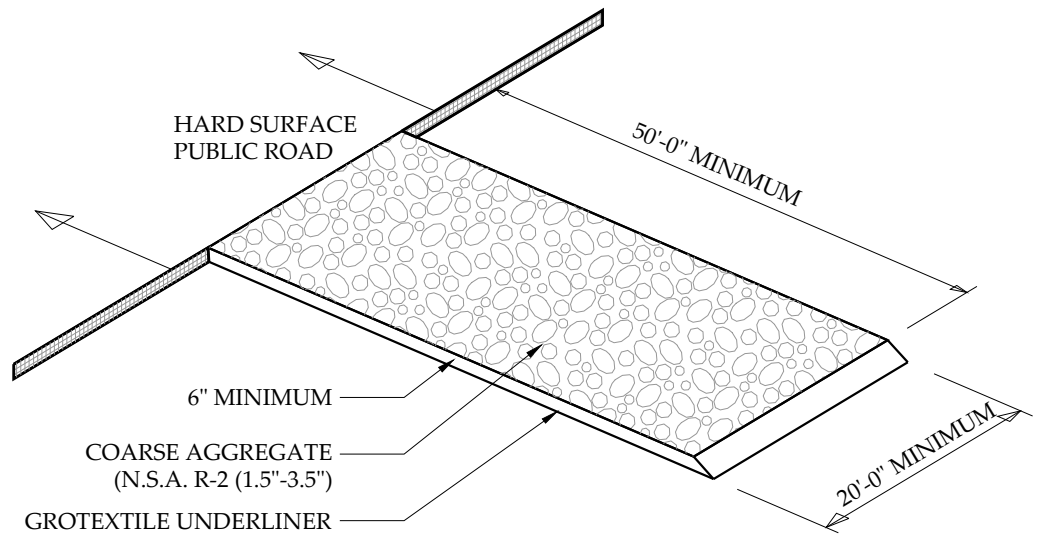


- NOTES:
1. DUE TRENCH
 2. LAY FABRIC TO BOTTOM OF TRENCH
 3. BACKFILL TRENCH COVERING FABRIC
 4. USE 3/4" O.D. APPROVED FABRIC
 5. USE STEEL POSTS ONLY.

SILT FENCE - TYPE S

NOT TO SCALE

PERIODICALLY DRESS WITH 1.5"-3.5" STONE. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. IMMEDIATELY REMOVE MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS

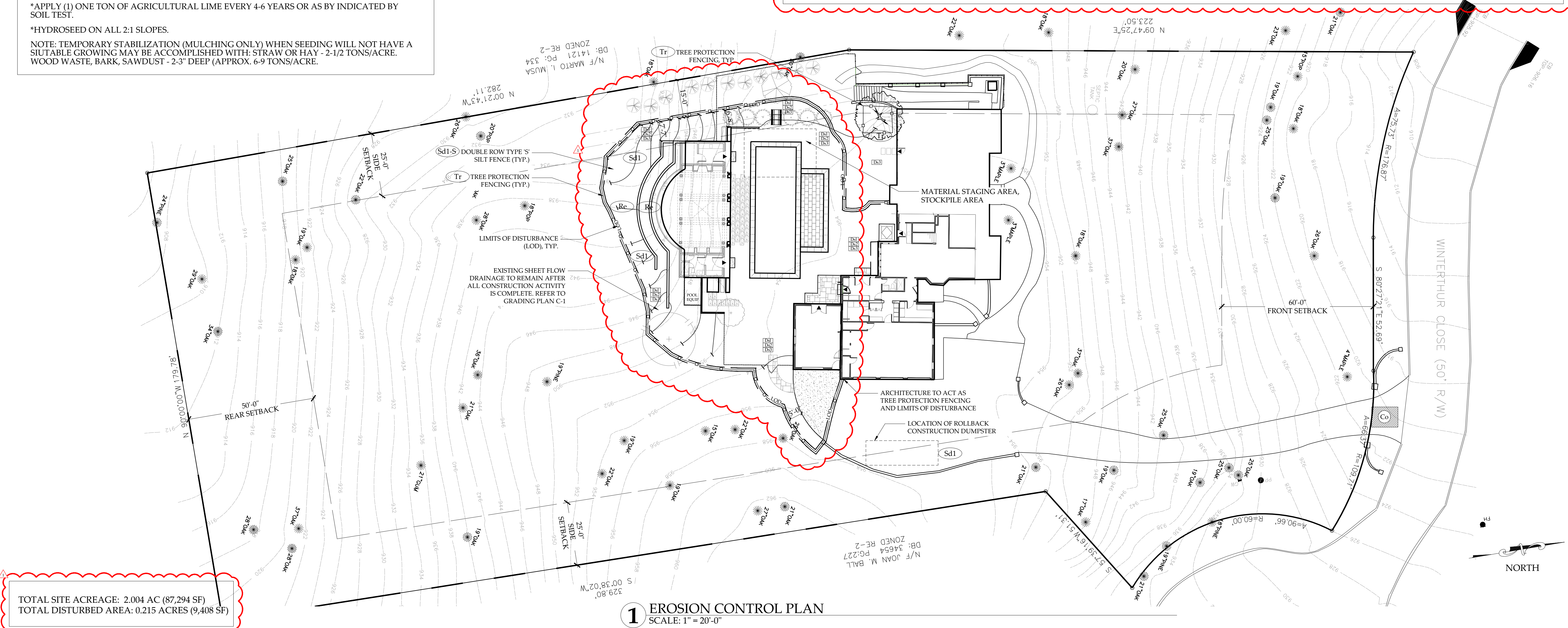


CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT TO SCALE

CITY OF SANDY SPRINGS NOTES:

- ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK ORDER.
- TOPOGRAPHY IS BASED ON FIELD RUN DATA BY ALPHA LAND SERVICES DATED 01/07/2019. THE FIELD RUN TOPOGRAPHY DATE SHOULD NOT BE EARLIER THAN THE SITE'S FINAL PLAT DATE.
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- PRE-CON MEETING NOTE: CONTRACT 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).
- GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
- FOR ALL CASES WHERE BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48" ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED.
- 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 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.



TOTAL SITE ACREAGE: 2.004 AC (87,294 SF)
TOTAL DISTURBED AREA: 0.215 ACRES (9,408 SF)

1 EROSION CONTROL PLAN
SCALE: 1" = 20'-0"

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DATE	DESCRIPTION
2020-08-03	CITY COMMENTS - REVISIONS
2020-06-12	PERMIT SUBMITTAL

ISSUE RECORD



SCALE: 1" = 20'-0"
0 10' 20' 30' 40'

EROSION
CONTROL
PLAN

PROJECT NO: 19035
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

C-4

SITE IMPERVIOUS AREAS
(BREAKDOWN)

EXISTING IMPERVIOUS:	
HOUSE AND EXST. GARAGE	4,580 SQ. FT.
FRONT AND SIDE WALKWAYS, PAVING, AND STEPS	1,350 SQ. FT.
FRONT AND SIDE WALLS	201 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
DRIVEWAY	4,764 SQ. FT.
TOTAL EXISTING IMPERVIOUS =	14,110 SQ. FT.
EXISTING IMPERVIOUS REMOVED:	
HOUSE (SUN ROOM)	381 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
TOTAL IMPERVIOUS REMOVED =	3,596 SQ. FT.

TOTAL LOD AREA = 9,408 SQ. FT.

PERMIT IS FOR HOUSE RENOVATION AND GARAGE ADDITION, POOL, POOL HOUSE, POOL PAVING, WALKWAYS, AND FENCING.

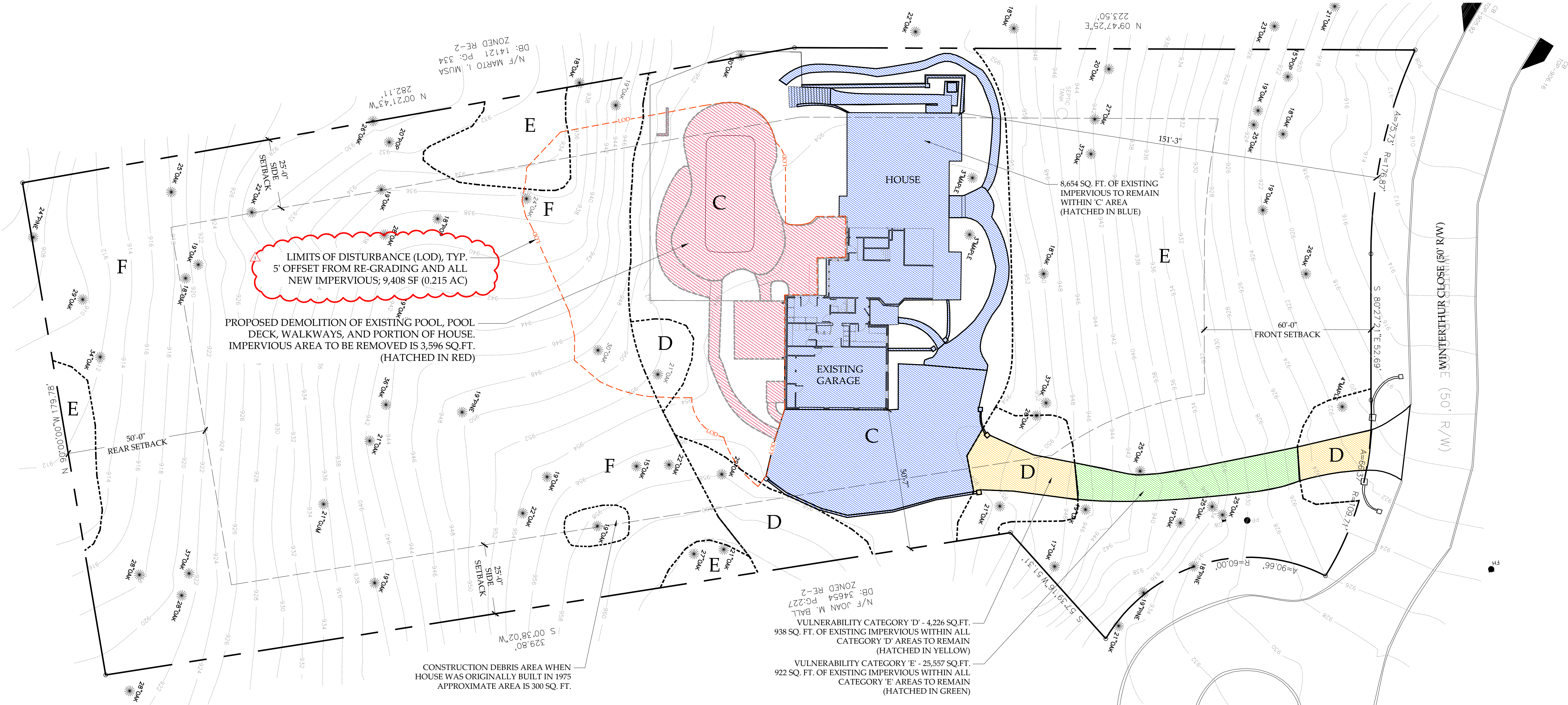
SITE VULNERABILITY CATEGORY LAND DISTURBANCE CALCULATIONS

CATEGORY	EXISTING AREA (SF)	MAXIMUM PERCENTAGE (%) LAND DISTURBANCE	PROPOSED LAND DISTURBANCE ACTIVITY	EXISTING IMPERVIOUS TO REMAIN	TOTAL LAND DISTURBANCE PERCENTAGES (%)
A	0 SQ. FT.	90 %	--	--	--
B	0 SQ. FT.	80 %	--	--	--
C	20,329 SQ. FT.	70 % (14,230 SQ. FT.)	6,138 SQ. FT.	8,654 SQ. FT.	73 % (14,792 SQ. FT.)
D	4,226 SQ. FT.	50 % (2,113 SQ. FT.)	470 SQ. FT.	938 SQ. FT.	31 % (1,318 SQ. FT.)
E	25,557 SQ. FT.	30 % (7,667 SQ. FT.)	245 SQ. FT.	922 SQ. FT.	5 % (1,167 SQ. FT.)
F	37,267 SQ. FT.	10 % (3,727 SQ. FT.)	2,555 SQ. FT.	--	7 % (2,555 SQ. FT.)

SITE VULNERABILITY CATEGORY IMPERVIOUS CALCULATIONS

CATEGORY	EXISTING AREA (SF)	MAXIMUM PERCENTAGE (%) IMPERVIOUS SURFACE	EXISTING IMPERVIOUS SURFACE AREAS	IMPERVIOUS SURFACE AREAS TO BE REMOVED	IMPERVIOUS SURFACE AREAS AFTER DEMO
A	0 SQ. FT.	75 %	--	--	--
B	0 SQ. FT.	60 %	--	--	--
C	20,329 SQ. FT.	45 % (9,148 SQ. FT.)	60 % (12,250 SQ. FT.)	3,596 SQ. FT.	8,654 SQ. FT.
D	4,226 SQ. FT.	30 % (1,268 SQ. FT.)	22 % (938 SQ. FT.)	--	938 SQ. FT.
E	25,557 SQ. FT.	15 % (3,834 SQ. FT.)	4 % (922 SQ. FT.)	--	922 SQ. FT.
F	37,267 SQ. FT.	2 % (745 SQ. FT.)	--	--	--

PLAN KEY	
VULNERABILITY CATEGORIES ARC RE-ANALYSIS DATED 2019-10-15	F
IMPERVIOUS DEMO WITHIN 'C' 3,596 SQ. FT.	
CATEGORY 'C' IMPERVIOUS TO REMAIN	C
CATEGORY 'D' IMPERVIOUS TO REMAIN	D
CATEGORY 'E' IMPERVIOUS TO REMAIN	E
LIMITS OF DISTURBANCE (LOD)	-- LOD -- LOD



1 ARC VULNERABILITY CATEGORIES & EXISTING SITE PLAN
SCALE: 1" = 20'-0"

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2020-06-12	PERMIT SUBMITTAL
DATE	DESCRIPTION
ISSUE RECORD	



SCALE: 1" = 20'-0"
0 10' 20' 30' 40'

ARC
VULNERABILITY
CATEGORIES
AND
EXISTING
CONDITIONS

PROJECT NO: 1935
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

C-5.1

DATE: Sept. 29, 2020

ARC REVIEW CODE: V2009152

TO: Mayor Rusty Paul, City of Sandy Springs
 ATTN TO: Madalyn Smith, Planner
 FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-20-03SS 1665 Winterthur Close

Submitting Local Government: City of Sandy Springs

Review Type: Metro River

Date Opened: Sept. 15, 2020

Date Closed: Sept. 29, 2020

FINDING: ARC staff has completed its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the proposed project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: See attached comments from Cobb County.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
 NATIONAL PARK SERVICE-CRNRA
 FULTON COUNTY

ARC NATURAL RESOURCES
 GEORGIA CONSERVANCY
 COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
 CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or ggiuffrida@atlantaregional.org. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.

From: [Northrup, Jay](#)
To: [Greg Giuffrida](#)
Cc: jason.gaines@cobbcounty.org
Subject: Cobb County Review of RC-20-03SS, [Title of Review], [City], Georgia
Date: Wednesday, September 16, 2020 2:26:41 PM

Good Afternoon Mr. Giuffrida:

I have reviewed the Metropolitan River Protection Act (MRPA) application for 1665 Winterthur Close, Sandy Springs, Georgia, ARC Review Code: RC-20-03SS, for the Cobb County Community Development Agency. Based on the information provided, it would appear that any potential impacts from this project on the river resources shared with Cobb County will be sufficiently mitigated.

We appreciate the opportunity to comment on regional intergovernmental actions. Thank you for your efforts on this important process. Have a good day and best of health.

Jay Northrup,
AICP
Intergovernmental Coordinator
/ Planner III
Cobb
County
Community Development
Agency
Planning
Division
Post Office Box
649
Marietta, Georgia 30061-
0649
T: (770) 528-
2199
F: (770)528-
2161
E:
jay.northrup@cobbcounty.org



COVID-19 Notice:

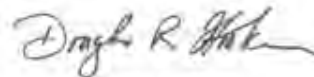
The planning and economic development division is currently working at limited capacity. Our team is not currently available in-person until further notice.

For an up-to-date status on all Community Development Agency operations, please visit <https://www.cobbcounty.org/community-development/news/covid-19-agency-update>.

DATE: Sept. 15, 2020

ARC REVIEW CODE: V2009152

TO: Mayor Rusty Paul, City of Sandy Springs
ATTN TO: Madalyn Smith, City of Sandy Springs, City of Sandy Springs
FROM: Douglas R. Hooker, Executive Director, ARC


Digital signature
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-20-03SS 1665 Winterthur Close

Review Type: Metro River

MRPA Code: RC-20-03SS

Description: A Metropolitan River Protection Act (MRPA) review of a proposal at 1665 Winterthur Close in the City of Sandy Springs to demolish a rear portion of an existing single-family home to build an addition, pool, pool house, and pool deck. The total new impervious surface will be 4,076 SF, for a total net impervious surface of 14,590 SF.

Preliminary Finding: ARC staff has opened its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee River Corridor Plan.

Submitting Local Government: City of Sandy Springs

Land Lot: 209 **District:** 17 **Section:**

Date Opened: Sept. 15, 2020

Deadline for Comments: Sept. 25, 2020

Earliest the Regional Review can be Completed: Sept. 28, 2020 (next business day after deadline for comments)

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
NATIONAL PARK SERVICE-CRNRA
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please contact Greg Giuffrida at ggiuffrida@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **Friday, Sept. 25, 2020**, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

COMMENTS:



SANDY SPRINGS

GEORGIA

August 25, 2020

Jim Santo, Principal Planner
International Tower
229 Peachtree Street NE, Suite 100
Atlanta, Georgia 30303

Subject: River Corridor Review; 1665 Winterthur Close

Mr. Santo,

Please review the submitted application and site plan for 1665 Winterthur Close for compliance with the Metropolitan River Protection Act.

Thank you.

Sincerely,

Madalyn Smith
Planner I
City of Sandy Springs

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF SANDY SPRINGS

2. Owner(s) of Record of Property to be Reviewed:
Name(s): CAREN & MICHAEL MERLIN
Mailing Address: 1665 WINTERTHUR CLOSE
City: SANDY SPRINGS State: GEORGIA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: CAREN: (404) 434-8959 Fax: _____
Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
Name(s): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:
Name of Development: N/A
Description of Proposed Use: RESIDENTIAL

5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 209, 17TH DISTRICT, FULTON CO
TAX PARCEL: 17-020600030151
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: WINTERTHUR SUB,
LOT 13, BLOCK C, 1665 WINTERTHUR CLOSE, 0.6 MILES TO NORTHSIDE DR & WINTERTHUR WAY
Size of Development (Use as Applicable):
Acres: Inside Corridor: 2.004 ACRES
Outside Corridor: 0 ACRES
Total: 2.004 ACRES
Lots: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Units: Inside Corridor: 1
Outside Corridor: 0
Total: 1
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system _____

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	20,329 SF	14,905 SF *	12,043 SF **	(70) 73*	(45) 59 **
D	4,226 SF	1,318 SF	938 SF	(50) 31	(30) 23
E	25,557 SF	7,217 SF *	1,904 SF **	(30) 28 *	(15) 7 **
F	37,267 SF	2,555 SF	658 SF	(10) 7	(2) 2
Total:	87,379 SF	25,882 SF	15,540 SF	N/A	N/A

* INCLUDES A TRANSFER OF 450 SQ. FT. OF LAND DISTURBANCE FROM 'E' TO 'C' AT 1 TO 1.5 (450X 1.5 = 675 SQ. FT.) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

** INCLUDES A TRANSFER OF 1,930 SQ. FT. OF IMPERVIOUS SURFACE FROM 'E' TO 'C' AT 1 TO 1.5 (1,930 X 1.5 = 2,895 SQ. FT.) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? _____

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

____ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

____ Written consent of all owners to this application. (Space provided on this form)

____ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

____ Description of proposed use(s). (Space provided on this form)

____ Existing vegetation plan.

____ Proposed grading plan.

____ Certified as-builts of all existing land disturbance and impervious surfaces.

____ Approved erosion control plan.

____ Detailed table of land-disturbing activities. (Both on this form and on the plans)

____ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of -way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

____ Documentation on adjustments, if any.

____ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ Site plan.

____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

____ Concept plan.

____ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Richard J. Perlin
Carroll

Signature(s) of Owner(s) of Record

7.13.20

Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

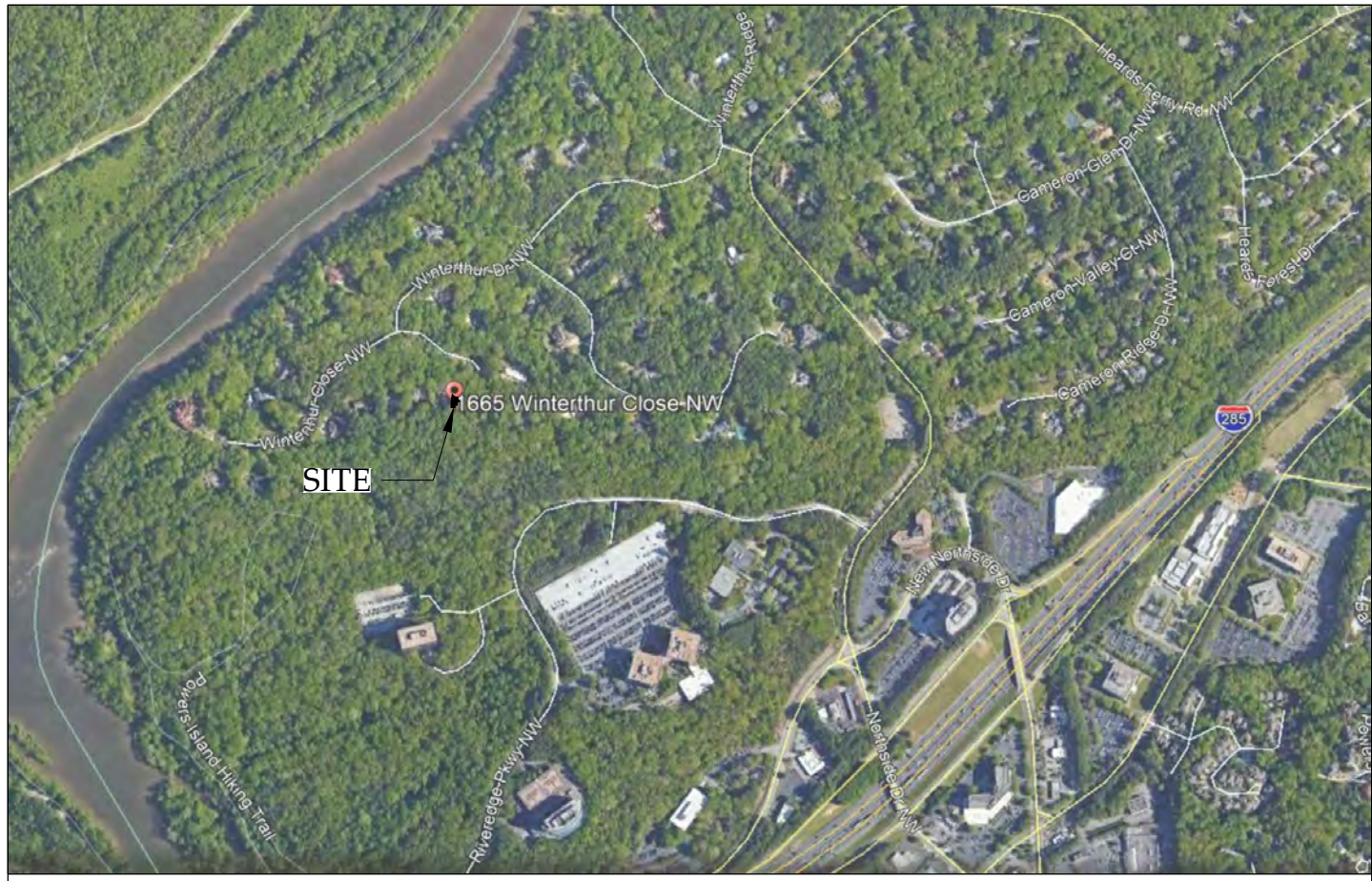
Signature(s) of Applicant(s) or Agent(s)

Date

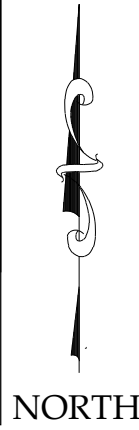
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee

Date



VICINITY MAP
SCALE: 1" = 1,000'
SOURCE: GOOGLE EARTH



REFERENCE ATTACHED SURVEY COMPLETED ON 2019-01-07 BY ALPHA LAND SERVICES. JOB NUMBER 18-12-515 FOR PROPERTY BOUNDARIES AND EXISTING CONDITIONS.

FLOOD HAZARD STATEMENT

THIS SITE IS NOT LOCATED WITHIN IN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER **13121C 0137F** (DATED 09/18/03) FOR UNINCORPORATED FULTON COUNTY, GEORGIA.



FEMA FLOOD MAP
SCALE: N.T.S.



24 HOUR LOCAL CONTACT: (404) 888-9886 (BUILDER)

CITY OF SANDY SPRINGS SINGLE FAMILY SITE ADDITION

CONSTRUCTION DOCUMENTS FOR

1665 WINTERTHUR CLOSE

WINTERTHUR S/D, LOT 13, BLOCK C

TAX PARCEL: 17 - 020600030151

LAND LOT 209, 17TH DISTRICT,

FULTON COUNTY, GEORGIA 30328

RELEASED FOR CONSTRUCTION AND PERMIT

ZONING INFORMATION & SITE CALCULATIONS

ZONING:	RE -2
TOTAL SITE ACREAGE:	2.004 AC (87,294 SF)
TOTAL SITE AREA TO BE DISTURBED:	0.215 ACRES (9,408 SF)
MAXIMUM LOT COVERAGE ALLOWED:	0.5 AC (21,823.5 SF) = 25%
EXISTING IMPERVIOUS AREA:	0.32ACRES (14,110 SF) = 16.16 %
PROPOSED IMPERVIOUS AREA:	0.33 ACRES (14,590 SF) = 16.7 %
SETBACKS:	60' FRONT YARD 50' REAR YARD 25' SIDE YARD

SITE IMPERVIOUS AREAS (BREAKDOWN)

EXISTING IMPERVIOUS:	
HOUSE AND EXST. GARAGE	4,580 SQ. FT.
FRONT AND SIDE WALKWAYS, PAVING, AND STEPS	1,350 SQ. FT.
FRONT AND SIDE WALLS	201 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
DRIVEWAY	4,764 SQ. FT.
TOTAL EXISTING IMPERVIOUS =	14,110 SQ. FT.
EXISTING IMPERVIOUS REMOVED:	
HOUSE (SUN ROOM)	381 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
TOTAL IMPERVIOUS REMOVED =	3,596 SQ. FT.
IMPERVIOUS ADDED TO SITE:	
HOUSE (NEW GARAGE)	488 SQ. FT.
WALKWAYS & PATIO	448 SQ. FT.
WALLS	147 SQ. FT.
POOL	800 SQ. FT.
POOL DECK	643 SQ. FT.
POOL HOUSE	1,184 SQ. FT.
OUTDOOR SHOWER	25 SQ. FT.
EXPANSION OF CONC. DRIVEWAY	341 SQ. FT.
SITE TOTAL IMPERVIOUS ADDED =	+ 4,076 SQ. FT.
TOTAL NET IMPERVIOUS =	14,590 SQ. FT.
TOTAL LOD AREA =	9,408 SQ. FT.

PRE-CON MEETING

CONTRACT THE CITY OF SANDY SPRINGS 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).

CONSTRUCTION NARRATIVE

THE PROPOSED PLANS CALL FOR THE DEMOLITION OF A PORTION OF THE EXISTING HOUSE IN THE REAR LANDSCAPE FOLLOWED BY AN ADDITION TO THE HOUSE, NEW POOL HOUSE, AND POOL WITH THE CONSTRUCTION OF NEW RETAINING WALLS CONFORMING TO RE-2 ZONING. ALL PHASED EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

CONTACT INFORMATION

OWNER:	ARCHITECT:
Caren and Michael Merlin	Castro Design Studio
1665 Winterthur Close	Contact: Rodolfo Castro
Atlanta, Georgia 30328	(404) 514-7247
(404) 434-8959	
BUILDER:	LANDSCAPE ARCHITECT:
Revival Construction, Inc.	Alex Smith Garden Design, Ltd.
Contact: Wright Marshall	Contact: Catherine Hawkins
(404) 888-9886	(770) 455-8878

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STORM WATER PLAN	C-3
EROSION CONTROL PLAN	C-4
ARC CALCULATIONS PLAN	C-5.1
ARC OVERLAY & SITE PLAN	C-5.2

Received:
08/18/2020
City of Sandy Springs
Community Development Department

ALEX SMITH
GARDEN DESIGN
LIMITED

DESIGN STUDIO
5642 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341
(770) 455-8878 OFFICE
(770) 455-0168 FAX

www.AlexSmithGardenDesign.com

MERLIN
RESIDENCE
1665 WINTERTHUR CLOSE
ATLANTA, GEORGIA 30328

The Contractor shall verify and be responsible for all dimensions and conditions on the job site and shall inform the landscape architect immediately of any discrepancy or variation from the drawings.

This drawing and the design and information it contains is the property of Alex Smith Garden Design, Ltd. and may not be used or reproduced other than on the specified project without the written permission of Alex Smith Garden Design, Ltd.

2020-08-03	CITY COMMENTS - REVISIONS
2020-06-12	PERMIT SUBMITTAL
DATE	DESCRIPTION

ISSUE RECORD



COVER
SHEET

PROJECT NO.: 19315
DRAWN BY: C24
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

CV

RC20-0003 1665 WINTERTHUR CLOSE

EXISTING IMPERVIOUS:	
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TOTAL LOD AREA =	9,408 SQ. FT.

FOUR TREES IMPACTED DURING CONSTRUCTION. TREES TO BE REMOVED DURING DEMOLITION PHASE.

200 Cubic Yards of estimated debris will be hauled from this site during demolition and site construction. No haul route required.

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

- A. REMOVE EXISTING STONE POOL DECK.
- B. REMOVE EXISTING POOL AND POOL EQUIPMENT. FILL IN FOR CONSTRUCTION ACCESS.
- C. REMOVE EXISTING STONE PATH AROUND POOL DECK.
- D. REMOVE EXISTING PATIO BETWEEN HOUSE AND POOL DECK.
- E. REMOVE EXISTING BRICK SIDEWALK.
- F. REMOVE PORTION OF EXISTING RESIDENCE IN PREPARATION FOR PROPOSED GARAGE.
- G. PARTIAL REMOVAL OF EXISTING BLACK METAL POOL FENCING.
- H. REMOVAL OF EXISTING CONCRETE PAD AND PATH.

1.	THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.	7.	FOR ALL ITEMS NOTED TO BE REMOVED-REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
2.	CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.	8.	BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS AND INSTRUCTION OF THE PROJECT GEOTECHNICAL ENGINEER.
3.	ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY OWNER.	9.	DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
4.	ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND CITY STANDARDS.	10.	CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND ITEMS TO REMAIN.
5.	CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC.	11.	CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES AND ANY DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
6.	CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.	12.	CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ON ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
7.	BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.	13.	CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND/OR REMOVAL OF ALL ITEMS IN THE ARE OF NEW CONSTRUCTION.
		14.	CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
		15.	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.

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2020-08-03	CITY COMMENTS - REVISIONS 
2020-06-12	PERMIT SUBMITTAL
DATE	DESCRIPTION
ISSUE RECORD	



SCALE: 1" = 20'-0"

DEMOLITION SHEET

PROJECT NO.: 19315
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-06-01

D-1



**IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW**

1 DEMOLITION PLAN
SCALE: 1" = 20'-0"



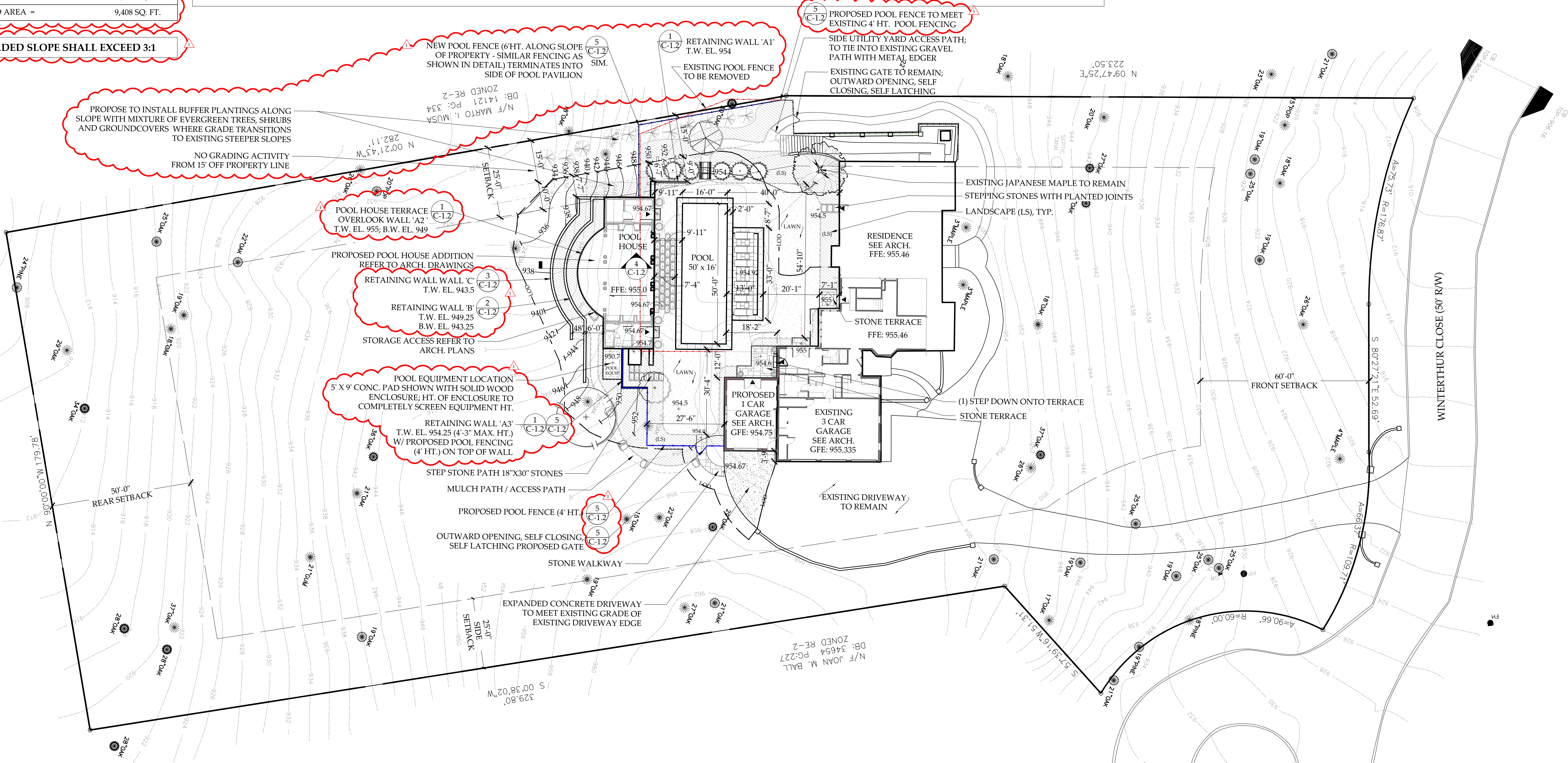
SITE IMPERVIOUS AREAS
(BREAKDOWN)

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TOTAL LOD AREA =	9,408 SQ. FT.

NO GRADED SLOPE SHALL EXCEED 3:1

SITE NOTES:

1. THE SITE CONTAINS: 2.004 ACRES (87,294 SF). TOTAL DISTURBED ACREAGE: 0.215 ACRES (9,408 SF)
2. ADDRESS IS 1665 WINTERTHUR CLOSE; TAX PARCEL NO. 17 - 020600030151.
3. BOUNDARY, TOPOGRAPHY, AND TREE SPECIMEN SIZE AND LOCATIONS IS BASED ON FIELD RUN DATA RUN BY ALPHA LAND SERVICES DATED 01/07/2019.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C 0137E (DATED 09/18/03).
5. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SURE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINES.
6. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY.
8. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
9. EXISTING UTILITIES TO BE PROTECTED AND TO BE USED FOR NEW CONSTRUCTION. NO ADDITIONAL TRENCHING REQUIRED. IF UTILITIES REQUIRE REPLACEMENT AND/OR EXPANSION BUILDER SHALL, PRIOR TO CONSTRUCTION, REQUEST REVIEW AND WRITTEN CONSENT FROM CITY OF SANDY SPRINGS ARBORIST AND ALL OTHER INTERESTED DEPARTMENTS.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE BUILDER OF ANY DISCREPANCIES OR ERRORS THAT MAY BE DISCOVERED IN THESE PLANS.
11. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
12. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF SANDY SPRINGS, FULTON COUNTY, AND STATE OF GEORGIA STANDARDS.
13. NEW FENCING WILL TIE INTO EXISTING FENCING AT BACK WHERE FENCE DESIGN SHALL NOT PRODUCE A "LADDER" EFFECT THAT COULD AID IN UNAUTHORIZED CLIMBING.
14. THE ENCLOSURE ENTRANCE (GATE) SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
15. GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN POOL IS NOT IN USE.
16. FOR ALL CASES WHERE BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48" ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPEN.
17. THE PROPOSED POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY HOSE AND/OR AUTOFILL SYSTEM. IF FILLED BY A HOSE, A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIBB. THE AUTOFILL SYSTEM SHALL BE CONNECTED TO THE EXISTING IRRIGATION SYSTEM WHERE EXISTING BACKFLOW PREVENTER IS CURRENTLY INSTALLED.
18. ALL GRADING AND DISTURBANCE MUST BE 15'-0" FROM THE SIDE PROPERTY LINE. NO GRADING IS ALLOWED WITHIN 20'-0" OF THE REAR LOT LINE.



1 SITE IMPROVEMENTS PLAN AND GRADING PLAN
SCALE: 1" = 20'-0"

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LIMITED

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2020-08-03 CITY COMMENTS - REVISIONS
2020-06-12 PERMIT SUBMITTAL
DATE DESCRIPTION
ISSUE RECORD



SCALE: 1" = 20'-0"
0 10' 20' 30' 40'

SITE PLAN
AND
GRADING
PLAN

PROJECT NO: 1935
DRAWN BY: CJA
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

C-1.1

EXISTING TREE NOTES:				
TREE	CRZ	IMPACT	% IMPACT	STATUS - NOTES
(100) 21" OAK	2165	0	0%	REMAIN - SETBACK
(101) 23" OAK	2597	0	0%	REMAIN - SETBACK
(102) 15" POPLAR	1105	0	0%	REMAIN - SETBACK
(103) 19" OAK	1772	0	0%	REMAIN - SETBACK
(104) 25" OAK	3068	0	0%	REMAIN - SETBACK
(105) 18" OAK	1590	0	0%	REMAIN - SETBACK
(106) 20" OAK	1963	0	0%	REMAIN
(107) 27" OAK	3578	0	0%	REMAIN - LANDMARK
(108) 37" OAK	6720	0	0%	REMAIN - LANDMARK
(109) 19" OAK	1772	0	0%	REMAIN - SETBACK
(110) 26" OAK	3318	0	0%	REMAIN - SETBACK
(111) 3" MAPLE	45	0	0%	REMAIN
(112) 3" MAPLE	45	0	0%	REMAIN
(113) 18" OAK	1590	0	0%	REMAIN
(114) 37" OAK	6720	0	0%	REMAIN - LANDMARK
(115) 27" OAK	3578	0	0%	REMAIN
(116) 25" OAK	3068	0	0%	REMAIN - SETBACK
(117) 4" MAPLE	5	0	0%	REMAIN - SETBACK
(118) 25" OAK	3068	0	0%	REMAIN - SETBACK
(119) 25" OAK	3068	0	0%	REMAIN - SETBACK
(120) 19" OAK	1772	0	0%	REMAIN - SETBACK
(121) 18" PINE	1590	0	0%	REMAIN - SETBACK
(122) 19" PINE	1772	0	0%	REMAIN - SETBACK
(123) 21" OAK	2165	0	0%	REMAIN - SETBACK
(124) 17" OAK	1419	0	0%	REMAIN - SETBACK
(125) 19" OAK	113	0	0%	REMAIN - SETBACK
(126) 21" OAK	2165	0	0%	REMAIN - SETBACK
(127) 21" OAK	2165	0	0%	REMAIN - SETBACK
(128) 27" OAK	3578	0	0%	REMAIN - SETBACK - LANDMARK
(129) 29" OAK	4128	807	20%	REMAIN - LANDMARK
(130) 22" OAK	2376	0	0%	REMAIN

EXISTING TREE NOTES CONTINUED:				
TREE	CRZ	IMPACT	% IMPACT	STATUS - NOTES
(131) 15" OAK	1105	0	0%	REMAIN
(132) 19" OAK	1772	0	0%	REMAIN
(133) 19" OAK	1772	0	0%	REMAIN
(134) 22" OAK	2376	0	0%	REMAIN
(135) 21" OAK	2165	1160	55%	DESTROYED - DEMO
(136) 30" OAK	4418	1370	31%	DESTROYED - DEMO - LANDMARK
(137) 15" OAK	1105	0	0%	REMAIN
(138) 19" PINE	1772	0	0%	REMAIN
(139) 19" OAK	1772	0	0%	REMAIN
(140) 36" OAK	6362	0	0%	REMAIN - LANDMARK
(141) 21" OAK	2165	0	0%	REMAIN
(142) 21" SWEETGUM	2165	0	0%	REMAIN
(143) 19" OAK	1772	0	0%	REMAIN - SETBACK
(144) 28" OAK	3848	0	0%	REMAIN - SETBACK - LANDMARK
(145) 37" OAK	6720	0	0%	REMAIN - SETBACK - LANDMARK
(146) 28" OAK	3848	0	0%	REMAIN - SETBACK - LANDMARK
(147) 34" OAK	5675	0	0%	REMAIN - SETBACK - LANDMARK
(148) 29" OAK	4128	0	0%	REMAIN - SETBACK - LANDMARK
(149) 18" OAK	1590	0	0%	REMAIN
(150) 19" OAK	1772	0	0%	REMAIN
(151) 24" PINE	2827	0	0%	REMAIN - SETBACK
(152) 25" OAK	3068	0	0%	REMAIN - SETBACK
(153) 22" OAK	2376	0	0%	REMAIN - SETBACK
(154) 28" OAK	3848	0	0%	REMAIN - LANDMARK
(155) 19" OAK	1772	0	0%	REMAIN - SETBACK
(156) 20" POPLAR	1963	0	0%	REMAIN - SETBACK
(157) 26" OAK	3318	0	0%	REMAIN - SETBACK
(158) 24" OAK	2827	1121	40%	DESTROYED - DEMO
(159) 18" OAK	1590	137	9%	REMAIN - BOUNDARY
(160) 18" OAK	1772	618	35%	DESTROYED - DEMO - SETBACK
(161) 30" OAK	4418	634	14%	REMAIN - BOUNDARY - LANDMARK

TREE CONSERVATION CALCULATIONS:

TOTAL SITE AREA: 2,004 AC (\$7,294 SF)

TREE DENSITY REQUIRED (RCC): 35%

RCC = 2,004 AC X 35 % = 30,553 SF

EXISTING CANOPY (EC):

NOTE: (54) TREES OVER 18" DBH ARE EXISTING

54 TREES X 1,000 = 54,000 SF OF EXISTING CANOPY

EXISTING CANOPY DESTROYED (LR):

NOTE: TOTAL OF (4) TREES DESTROYED/DEMOLISHED BY OVER 25% CRZ IMPACTATION

DEMO #135) 21" OAK

DEMO #136) 30" OAK - LANDMARK TREE

DEMO #158) 24" OAK

DEMO #160) 19" OAK

NOTE: LANDMARK TREES MUST BE REPLACED AT 150% OF LOST CANOPY

(3 X 1,000 = 3,000 SF) + (1 X 1,000 X 150% = 1,500 SF) = 4,500 SF

EXISTING CANOPY DESTROYED (LR)

(RCC - EC + LR) = CR

30,553 (RCC) - 54,000 (EC) + 4,500 (LR) =

-18,947 SF CANOPY REPLACEMENT (CR)

EC IS GREATER THAN RCC & LR

REQUIRED CANOPY COVERAGE FOR THE SITE IS SATISFIED.

REPLACEMENT TREES:

(1) 2" CAL. GOLDEN ROBINIA (MEDIUM CANOPY)

(1) 5" CAL. SHUMARD OAK

(1) 2.5" CAL. CHINESE FRINGE TREE

(6) 9" TO 10" HT. TEA OLIVE

(1 X 1,000 SF) + (1 X 500 SF) + (1 X 250 SF) =

1,750 SF OF REPLACEMENT CANOPY

TREE PROTECTION NOTES:

ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING. FENCING TO CONSIST OF CHAIN LINK, OR ORANGE LAMINATED PLASTIC, WHERE TREE TRUNKS ARE IN JEOPARDY OF BEING DAMAGED BY EQUIPMENT, 2X4 INCH BOARDS MAY BE REQUESTED TO BE STRAPPED AROUND THE TRUNKS OF THE TREES.

CALL THE SANDY SPRINGS ARBORIST FOR A PRE-CONSTRUCTION CONFERENCE AND SITE INSPECTION. NO ACTIVITIES OF ANY KIND ARE TO OCCUR WITHIN TREE PROTECTION AREAS.

THE INFORMATION SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE PROJECT. CONTACT THE SANDY SPRINGS ARBORIST FOR AN INSPECTION.

PRE-CON MEETING

CONTRACT THE CITY OF SANDY SPRINGS 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).

TREE PROTECTION FENCE LOCATION TO BE LIMITS OF CRZ (CRITICAL ROOT ZONE)

CITY OF SANDY SPRINGS
CRZ DEFINED AS:
RADIUS EQUAL TO 1.25 FOOT PER
DIAMETER INCHES AT BREAST HEIGHT

WOOD STAKE OR METAL POSTS FOR FENCING

FENCE MATERIAL TO BE ORANGE LAMINATED SAFETY NETTING OR EQUIVALENT

LOCATION OF TREE FENCE

PROTECTION ZONE

OUTER EDGE OF ROOT PROTECTION ZONE

3'-0" MIN.

TREE SAVE AREA STAY OUT

6'-0" O.C., TYP.

TREE SAVE AREA STAY OUT

"TREE SAVE" SIGNAGE EVERY 75' TO 100'

FOR ADDED PROTECTION

• PROVIDE 2" DEEP LAYER OF MULCH CONTAINING MYCORRHIZAE FUNGI OVER CRZ

• MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY

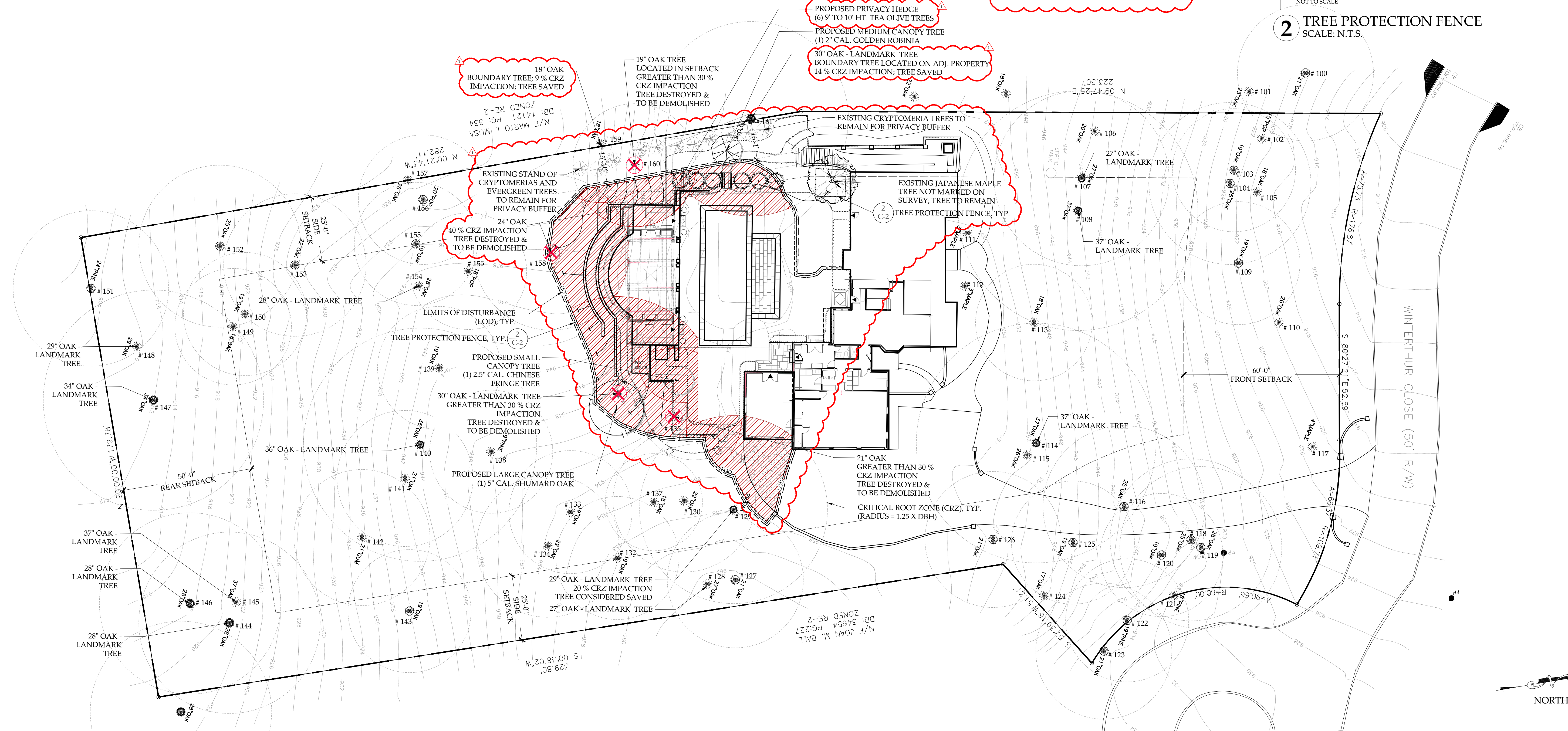
• PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE

TREE PROTECTION FENCE DETAIL

NOT TO SCALE

2 TREE PROTECTION FENCE

SCALE: N.T.S.



1 TREE CONSERVATION PLAN
SCALE: 1" = 20'-0"

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SCALE: 1" = 20'-0"

TREE
CONSERVATION
PLAN

PROJECT NO: 1935
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

C-2

SITE IMPERVIOUS AREAS
(BREAKDOWN)

EXISTING IMPERVIOUS:	
HOUSE AND EXST. GARAGE	4,580 SQ. FT.
FRONT AND SIDE WALKWAYS, PAVING, AND STEPS	1,350 SQ. FT.
FRONT AND SIDE WALLS	201 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
DRIVEWAY	4,764 SQ. FT.
TOTAL EXISTING IMPERVIOUS =	14,110 SQ. FT.
EXISTING IMPERVIOUS REMOVED:	
HOUSE (SUN ROOM)	381 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
TOTAL IMPERVIOUS REMOVED =	3,596 SQ. FT.
IMPERVIOUS ADDED TO SITE:	
HOUSE (NEW GARAGE)	488 SQ. FT.
WALKWAYS & PATIO	448 SQ. FT.
WALLS	147 SQ. FT.
POOL	800 SQ. FT.
POOL DECK	643 SQ. FT.
POOL HOUSE	1,184 SQ. FT.
OUTDOOR SHOWER	25 SQ. FT.
EXPANSION OF CONC. DRIVEWAY	341 SQ. FT.
SITE TOTAL IMPERVIOUS ADDED =	+ 4,076 SQ. FT.
TOTAL NET IMPERVIOUS =	14,590 SQ. FT.
TOTAL LOD AREA =	9,408 SQ. FT.

NO GRADED SLOPE SHALL EXCEED 3:1

RUNOFF REDUCTION CALCULATIONS:

STONE STORAGE INFILTRATION
TRENCH CALCULATIONS

RUNOFF REDUCTION CALCULATIONS:

TREATED IMPERVIOUS AREA =	4,076 SF
REQUIRED REDUCTION	408 CUBIC FT
VOLUME =	(IMP. AREA X (1.2"/12"))

ALL VOLUME TO BE PROVIDED IN STONE
STORAGE INFILTRATION TRENCH

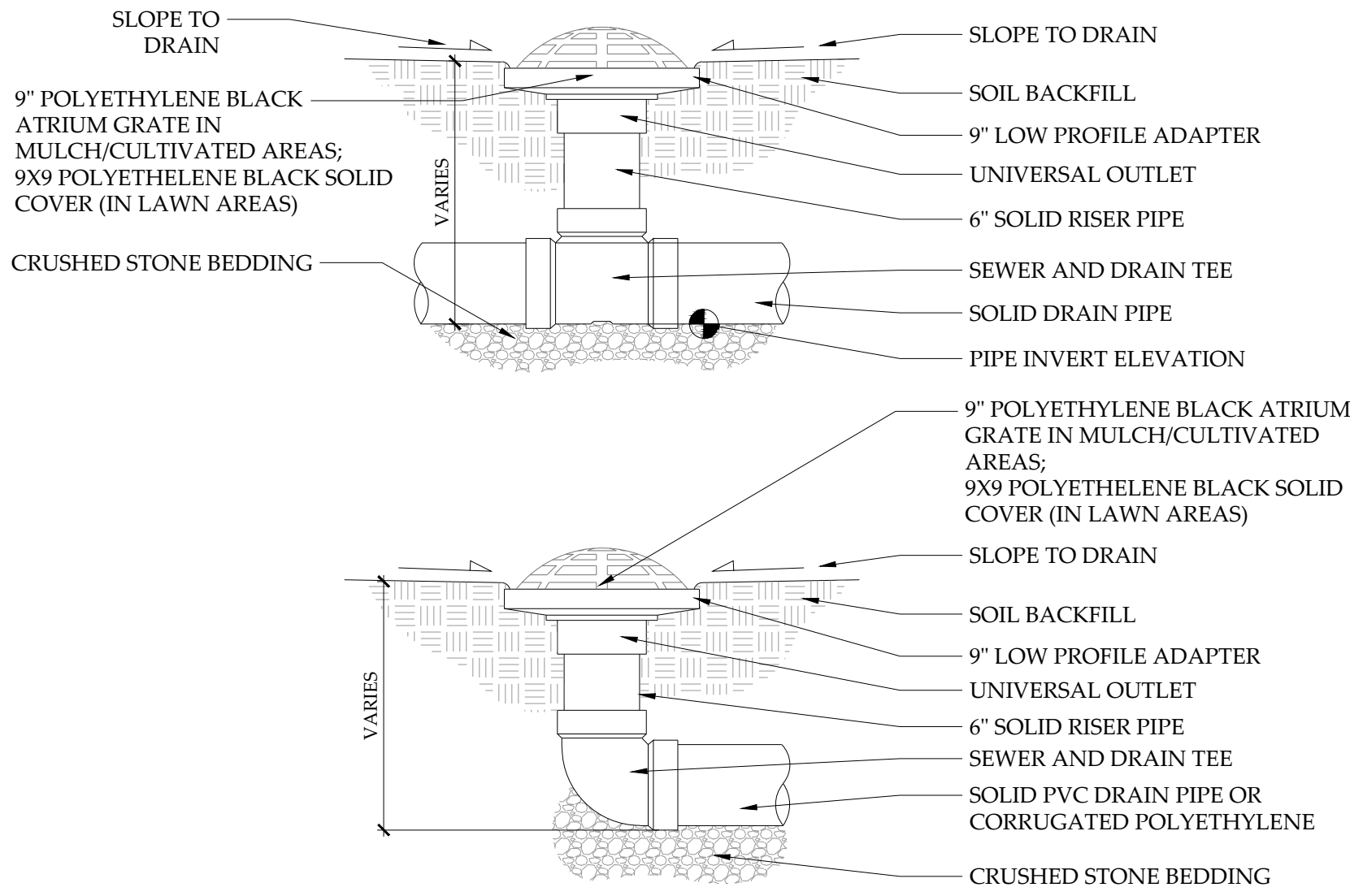
INFILTRATION TRENCH WITH 40% VOID RATIO	1,020 CUBIC FT
REQUIRED WQ VOLUME / 0.40 =	

INFILTRATION TRENCH CALCULATIONS:

LENGTH A1 = 9'-2"; A2 = 21'-0"
WIDTH B1 = 7'-8"; B2 = 11'-8"
HEIGHT 3.5 FT

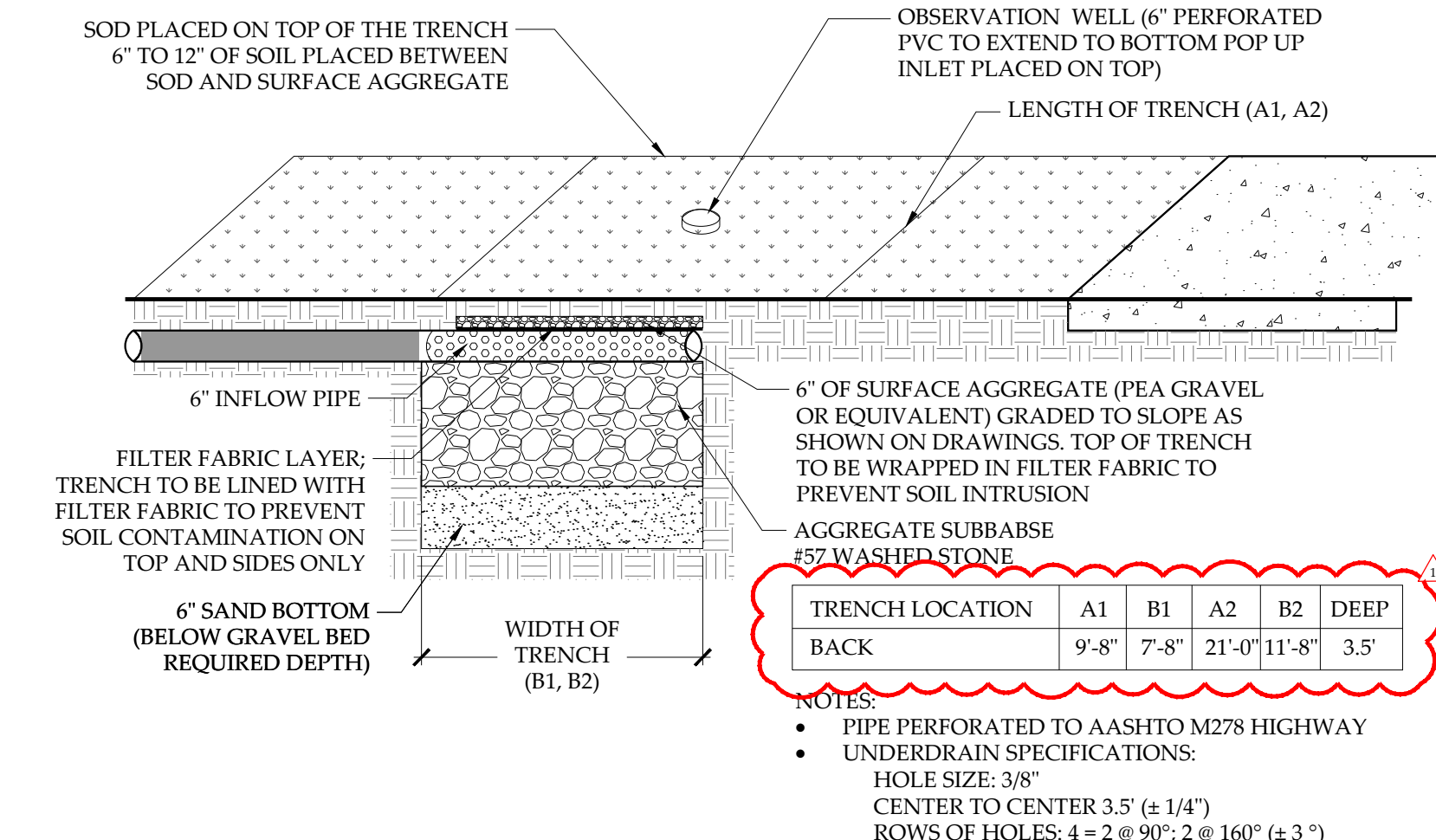
REQUIRED VOLUME=	1,020 CUBIC FT
PROVIDED VOLUME =	1,103 CUBIC FT

PROVIDED VOLUME IS GREATER THAN
REQUIRED VOLUME



2 AREA DRAIN SECTION
SCALE: NTS

RELEASED FOR CONSTRUCTION AND PERMIT



3 UNDERGROUND STONE STORAGE TRENCH
SCALE: NTS

RUNOFF REDUCTION DESCRIPTION

TOTAL NET IMPERVIOUS AREA FOR THE SITE IS 14,561 SQUARE FEET. RUNOFF REDUCTION IS PROVIDED ONLY FOR THE NEW IMPERVIOUS AREA OF 4,076 SQUARE FEET FOR PROPOSED ADDITION, POOL HOUSE, POOL, WALLS, AND STAIRS.

THERE WILL BE A STONE STORAGE TRENCH LOCATED AT THE REAR OF THE HOUSE CLOSEST TO THE NEW GARAGE ADDITION. THE TRENCH IS DESIGNED TO BE 21'-0" BY 11'-8" AND 9'-2" BY 7'-8" ALL AT 3.5 FEET DEEP AND WILL DETAIN A TOTAL OF 1,103 CUBIC FEET. THE TRENCH IS TO BE FILLED WITH #57 STONE (40% VOID RATIO) WHERE THE REQUIRED VOLUME OF THE STONE STORAGE TRENCH IS 1,020 CUBIC FEET (PROPOSED EXCEEDS REQUIRED). THE POSITION OF THE TRENCH IS SUCH A WAY THAT IT IS AT APPROXIMATELY 10 FEET AWAY FROM STRUCTURES, AND PROPERTY LINE.

OVERFLOW FROM THE EXISTING STORM WATER FACILITY WILL BE TOWARDS THE SOUTH-EAST SIDE / REAR PART OF THE PROPERTY. RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP'S SHOWN EXCEEDS THE STORAGE REQUIREMENTS. THE STONE STORAGE TRENCH WILL PROMOTE GROUND WATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF THE SAVED TREES IN PROXIMITY OF THE TRENCH. DUE TO THE LIMITED SPACE AND THE PROPOSED SPANS OF LAWN AT THE BACK SURROUNDING THE POOL, A LARGER SURFACE AREA TRENCH WAS DESIGNED TO KEEP THE STORAGE FACILITY MORE SHALLOW TO PROMOTE MORE DIRECT INFILTRATION.

PROVIDE INFILTRATION RATE TEST DATA TO ENSURE THAT THE SOIL UNDERNEATH ALL WATER QUALITY DEVICES USING INFILTRATION HAS A MINIMUM 0.5 INCHES PER HOUR INFILTRATION RATE. THE MODIFIED TAFT METHOD IS NOT ACCEPTABLE TO DETERMINE INFILTRATION RATES. A PERCOLATION TEST MAY BE USED TO OBTAIN INFILTRATION RATES PROVIDED IT IS PERFORMED USING THE "PORCHET METHOD." INFILTRATION TYPE BMP'S SHOULD BE A MINIMUM 10 FEET AWAY FROM PROPERTY LINES AND/OR FOUNDATIONS AND A MINIMUM 20 FEET AWAY FROM SEPTIC SYSTEMS, SUBJECT TO FULTON COUNTY HEALTH DEPARTMENT APPROVAL.

RUNOFF REDUCTION NOTES:

VEGETATION:
THE LANDSCAPED AREA ABOVE THE SURFACE OF THE TRENCH CAN BE LANDSCAPED WITH SOD OR MAY BE COVERED WITH AN ENGINEERED SOIL MIX, AND PLANTED WITH MANAGED TURF OR OTHER HERBACEOUS VEGETATION. THE STONE STORAGE IS FOR STORAGE ONLY AND CAN BE GRADED ABOVE PER THE GRADING PLAN WITH A MINIMUM 6" COVER.

MAINTENANCE:

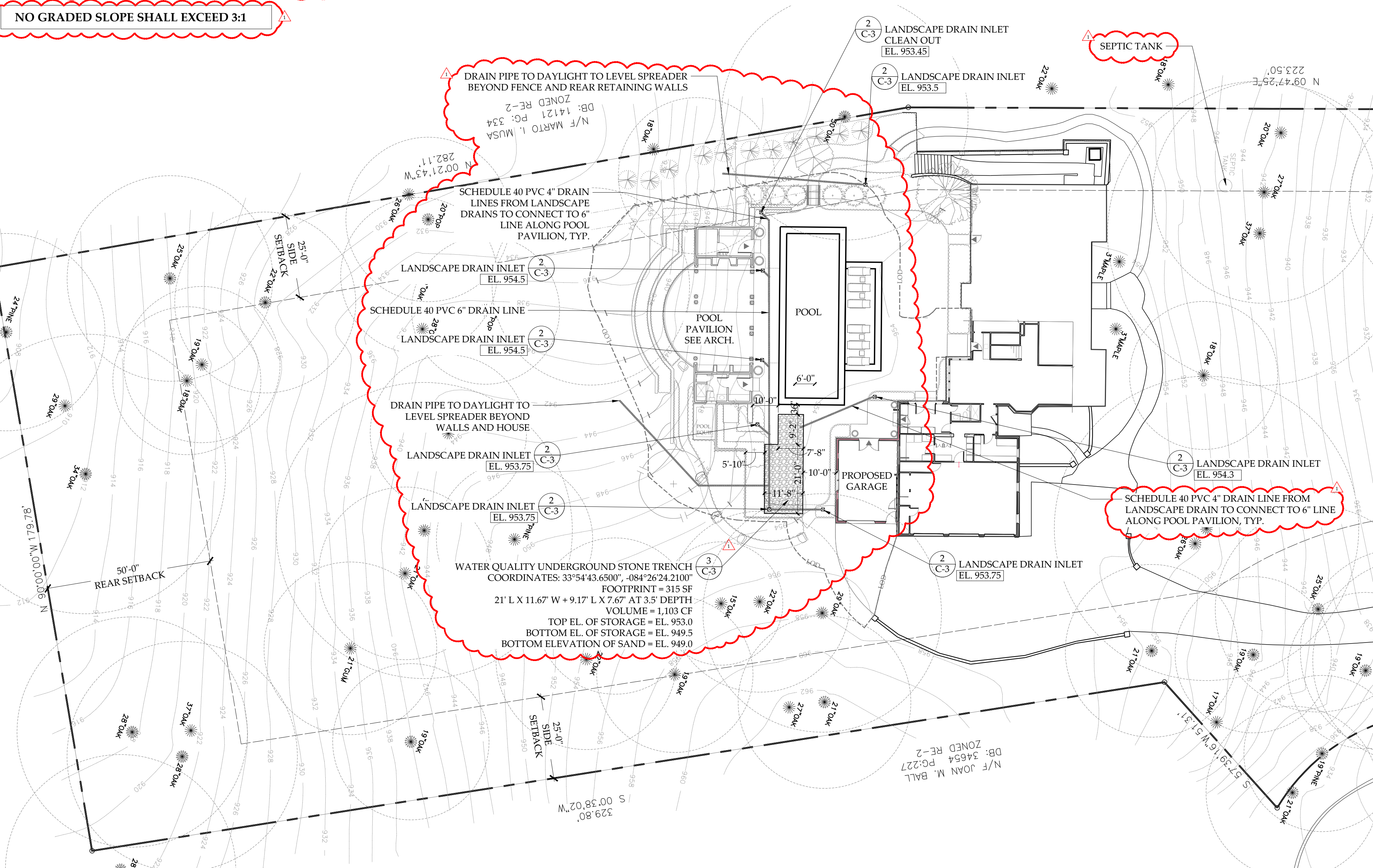
- MONTHLY
- ENSURE THAT CONTRIBUTING AREA, FACILITY AND INLETS ARE CLEAR OF DEBRIS.
 - ENSURE THAT THE CONTRIBUTING AREA IS STABILIZED.
 - REMOVE SEDIMENT AND OIL/GREASE FROM THE PRETREATMENT DEVICES, AS WELL AS OVERFLOW STRUCTURES.
 - MOW GRASS FILTER STRIPS SHOULD BE MOWED AS NECESSARY. REMOVE GRASS CLIPPINGS.

SEMI-ANNUAL INSPECTION

- CHECK OBSERVATION WELLS FOLLOWING 3 DAYS OF DRY WEATHER. FAILURE TO PERCOLATE WITHIN THIS TIME PERIOD INDICATES CLOGGING.
- INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR SEDIMENT BUILD-UP AND STRUCTURAL DAMAGE.
- REMOVE TREES THAT START TO GROW IN THE VICINITY OF THE TRENCH. REPLACE PEA GRAVEL/TOPSOIL/GRASSING TOP SURFACE FILTER FABRIC (WHEN CLOGGED).

AS NEEDED

- PERFORM TOTAL REHABILITATION OF THE TRENCH TO MAINTAIN DESIGN STORAGE CAPACITY.
- EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL UPON FAILURE.



1 STORMWATER & DRAINAGE PLAN
SCALE: 1" = 20'-0"

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SCALE: 1" = 20'-0"
0 10' 20' 30' 40'

STORMWATER
&
DRAINAGE
PLAN

PROJECT NO.: 1935
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

C-3

EROSION CONTROL NOTES:

- THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH CURRENT DETAIL IS CONSTRUCTED.
- 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 THE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- THE CONSTRUCTION STAGING AREA WILL BE THE PROPOSED POOL AREA DESIGNATED ON PLAN.
- SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
- ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
- THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
- 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 RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
- ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
- TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY (HIMSELF/HERSELF).
- ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- CONSTRUCTION DUMPSTER TO BE LOCATED ON TOP OF EXISTING DRIVEWAY. DUMPSTER LOCATION TO BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.

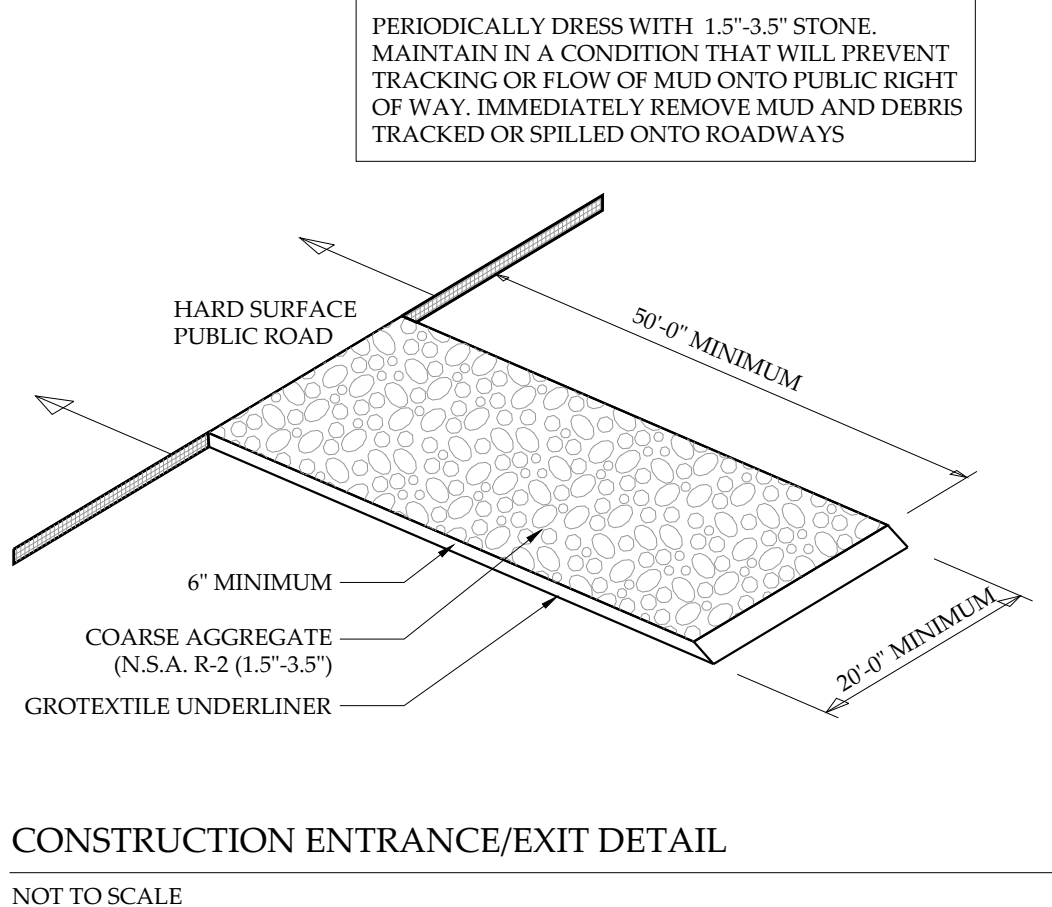
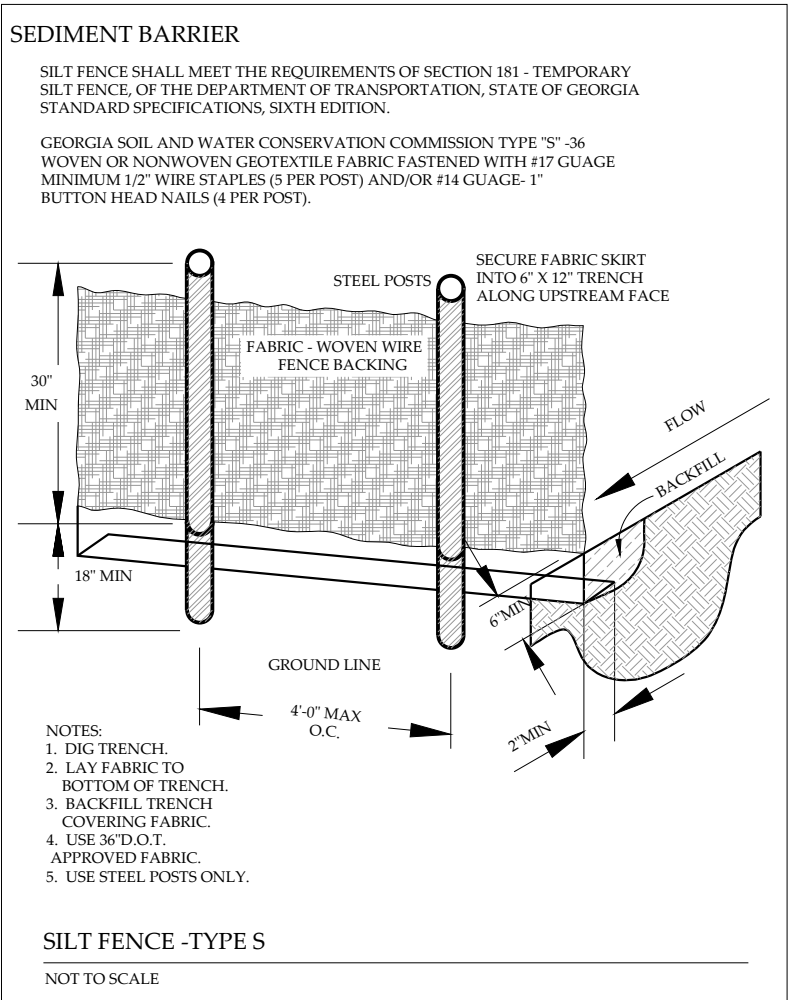
GRASSING SCHEDULE						
(HYDROSEEDING RATES)						
SPECIES	RATE/1000S.F.	DATES	LIME	FERTILIZER (LBS./ACRE)		
				N	P205	K20
KY 31 FESCUE	1-1/2 - 2 LBS.	9/1-11/1	1 TON/ACRE	60-90	120-180	120-180
WINTER RYE	1-1/2 - 2 LBS.	9/1-11/1 3/1-4/1	1 TON/ACRE	60-90	120-180	120-180
*WEeping LOVEGRASS	2-3 LBS.	3/1-6/5	1 TON/ACRE	60-90	120-180	120-180

*APPLY (1) ONE TON OF AGRICULTURAL LIME EVERY 4-6 YEARS OR AS BY INDICATED BY SOIL TEST.

*HYDROSEED ON ALL 2:1 SLOPES.

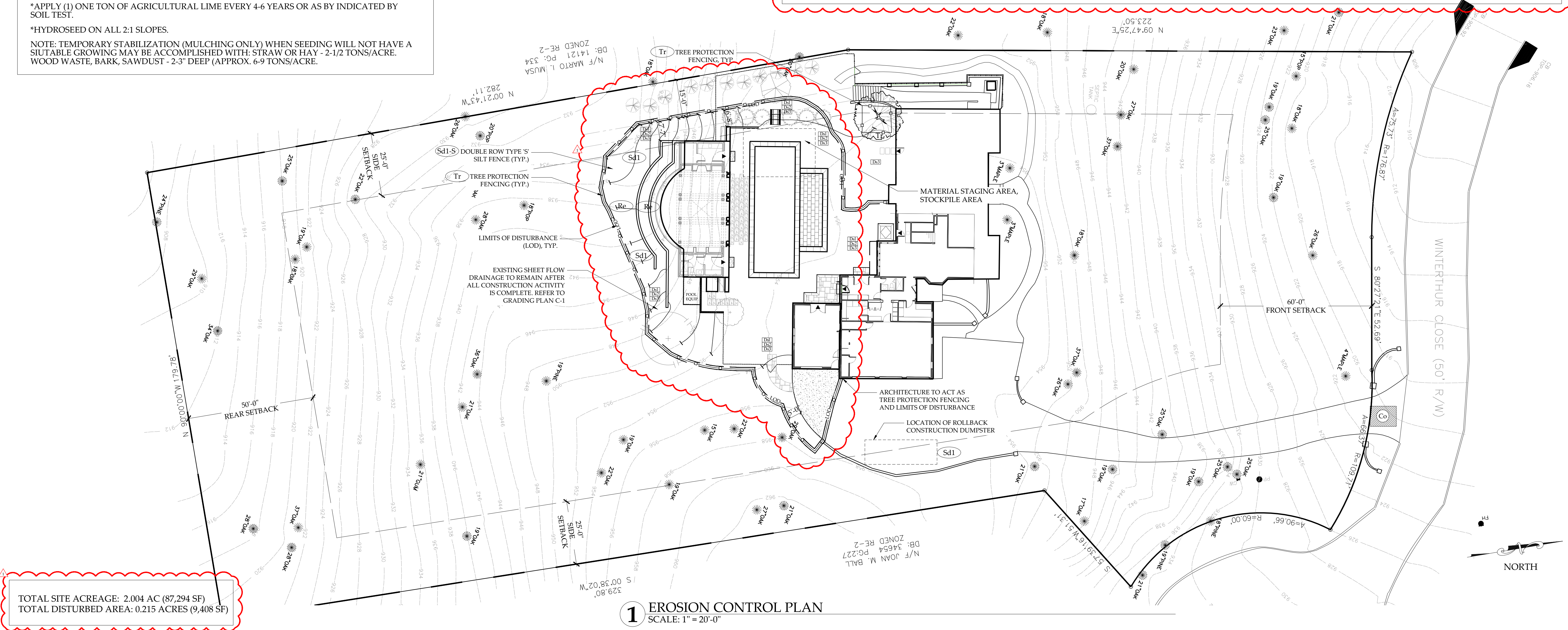
NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A SUITABLE GROWING MAY BE ACCOMPLISHED WITH: STRAW OR HAY - 2-1/2 TONS/ACRE. WOOD WASTE, BARK, SAWDUST - 2-3" DEEP (APPROX. 6-9 TONS/ACRE).

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)			Establishing a temporary vegetative cover with fast growing seedling on disturbed areas.
Re	RETAINING WALL			A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbag, bales of straw or hay, brush, logs and poles, gravel, or a sediment fence. The barriers are usually temporary and inexpensive.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings for seasonal protection on disturbed or denuded areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)			The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization.
Ds4	DISTURBED AREA STABILIZATION (WITH SOILING)			Establishing a permanent vegetative cover using sods on highly erodible or critically eroded lands.



CITY OF SANDY SPRINGS NOTES:

- ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK ORDER.
- TOPOGRAPHY IS BASED ON FIELD RUN DATA BY ALPHA LAND SERVICES DATED 01/07/2019. THE FIELD RUN TOPOGRAPHY DATE SHOULD NOT BE EARLIER THAN THE SITE'S FINAL PLAT DATE.
- NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
- NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
- PRE-CON MEETING NOTE: CONTRACT 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).
- GATES NOT INTENDED FOR PEDESTRIAN USE SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
- FOR ALL CASES WHERE BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS AND OPERABLE WINDOWS WITH A SILL HEIGHT LOWER THAN 48" ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN OR WINDOW IS OPENED.
- 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 PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.



ALEX SMITH
GARDEN DESIGN
LIMITED

DESIGN STUDIO
5642 PEACHTREE ROAD
CHAMBLEE, GEORGIA 30341
(770) 453-8678 OFFICE
(770) 452-0166 FAX

www.AlexSmithGardenDesign.com

MERLIN
RESIDENCE
1665 WINTERTHUR CLOSE
ATLANTA, GEORGIA 30328

The Contractor shall verify and be responsible for all dimensions and conditions on the job site and shall inform the landscape architect immediately of any discrepancy or variation from the drawings.

This drawing and the design and information it contains is the property of Alex Smith Garden Design, Ltd. and may not be used or reproduced other than on the specified project without the written permission of Alex Smith Garden Design, Ltd.

DATE	DESCRIPTION
2020-08-03	CITY COMMENTS - REVISIONS
2020-06-12	PERMIT SUBMITTAL
DATE	DESCRIPTION
ISSUE RECORD	



SCALE: 1" = 20'-0"

0 10' 20' 30' 40'

EROSION
CONTROL
PLAN

PROJECT NO: 1935
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

C-4

SITE IMPERVIOUS AREAS
(BREAKDOWN)

EXISTING IMPERVIOUS:	
HOUSE AND EXST. GARAGE	4,580 SQ. FT.
FRONT AND SIDE WALKWAYS, PAVING, AND STEPS	1,350 SQ. FT.
FRONT AND SIDE WALLS	201 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
DRIVEWAY	4,764 SQ. FT.
TOTAL EXISTING IMPERVIOUS =	14,110 SQ. FT.
EXISTING IMPERVIOUS REMOVED:	
HOUSE (SUN ROOM)	381 SQ. FT.
REAR PAVING & PATIOS	1,234 SQ. FT.
POOL	728 SQ. FT.
POOL DECK	1,253 SQ. FT.
TOTAL IMPERVIOUS REMOVED =	3,596 SQ. FT.

TOTAL LOD AREA = 9,408 SQ. FT.

PERMIT IS FOR HOUSE RENOVATION AND GARAGE ADDITION, POOL, POOL HOUSE, POOL PAVING, WALKWAYS, AND FENCING.

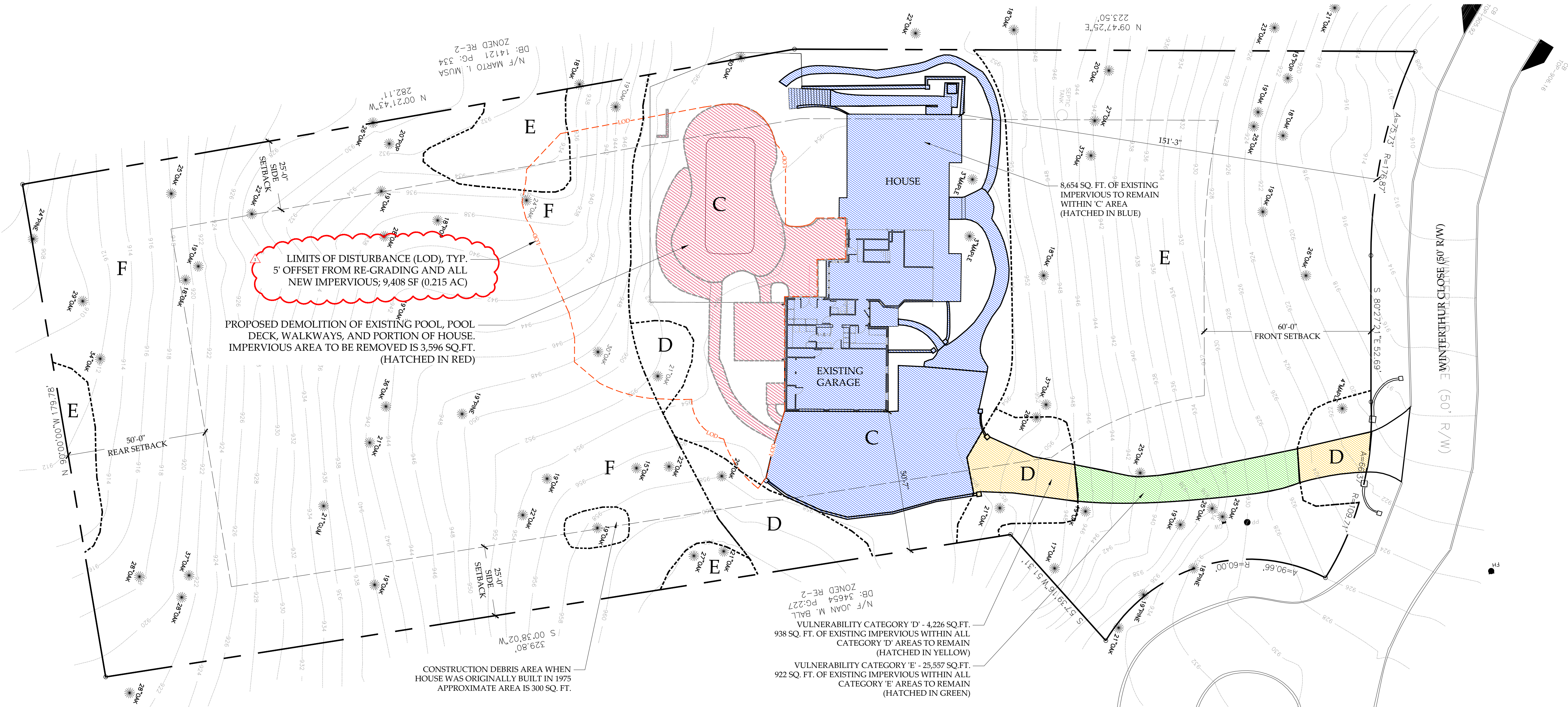
SITE VULNERABILITY CATEGORY LAND DISTURBANCE CALCULATIONS

CATEGORY	EXISTING AREA (SF)	MAXIMUM PERCENTAGE (%) LAND DISTURBANCE	PROPOSED LAND DISTURBANCE ACTIVITY	EXISTING IMPERVIOUS TO REMAIN	TOTAL LAND DISTURBANCE PERCENTAGES (%)
A	0 SQ. FT.	90 %	--	--	--
B	0 SQ. FT.	80 %	--	--	--
C	20,329 SQ. FT.	70 % (14,230 SQ. FT.)	6,138 SQ. FT.	8,654 SQ. FT.	73 % (14,792 SQ. FT.)
D	4,226 SQ. FT.	50 % (2,113 SQ. FT.)	470 SQ. FT.	938 SQ. FT.	31 % (1,318 SQ. FT.)
E	25,557 SQ. FT.	30 % (7,667 SQ. FT.)	245 SQ. FT.	922 SQ. FT.	5 % (1,167 SQ. FT.)
F	37,267 SQ. FT.	10 % (3,727 SQ. FT.)	2,555 SQ. FT.	--	7 % (2,555 SQ. FT.)

SITE VULNERABILITY CATEGORY IMPERVIOUS CALCULATIONS

CATEGORY	EXISTING AREA (SF)	MAXIMUM PERCENTAGE (%) IMPERVIOUS SURFACE	EXISTING IMPERVIOUS SURFACE AREAS	IMPERVIOUS SURFACE AREAS TO BE REMOVED	IMPERVIOUS SURFACE AREAS AFTER DEMO
A	0 SQ. FT.	75 %	--	--	--
B	0 SQ. FT.	60 %	--	--	--
C	20,329 SQ. FT.	45 % (9,148 SQ. FT.)	60 % (12,250 SQ. FT.)	3,596 SQ. FT.	8,654 SQ. FT.
D	4,226 SQ. FT.	30 % (1,268 SQ. FT.)	22 % (938 SQ. FT.)	--	938 SQ. FT.
E	25,557 SQ. FT.	15 % (3,834 SQ. FT.)	4 % (922 SQ. FT.)	--	922 SQ. FT.
F	37,267 SQ. FT.	2 % (745 SQ. FT.)	--	--	--

PLAN KEY	
VULNERABILITY CATEGORIES ARC RE-ANALYSIS DATED 2019-10-15	F
IMPERVIOUS DEMO WITHIN 'C' 3,596 SQ. FT.	
CATEGORY 'C' IMPERVIOUS TO REMAIN	C
CATEGORY 'D' IMPERVIOUS TO REMAIN	D
CATEGORY 'E' IMPERVIOUS TO REMAIN	E
LIMITS OF DISTURBANCE (LOD)	-- LOD -- LOD



1 ARC VULNERABILITY CATEGORIES & EXISTING SITE PLAN
SCALE: 1" = 20'-0"

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2020-08-03	CITY COMMENTS - REVISIONS
2020-06-12	PERMIT SUBMITTAL
DATE	DESCRIPTION
ISSUE RECORD	



SCALE: 1" = 20'-0"
0 10' 20' 30' 40'

ARC
VULNERABILITY
CATEGORIES
AND
EXISTING
CONDITIONS

PROJECT NO: 1935
DRAWN BY: CH
CHECKED BY: SL, AS
PRINT DATE: 2020-08-03

C-5.1



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Toni Carlisle, Assistant Finance Director

DATE: October 21, 2020 Submission for the November 3, 2020 Meeting

ITEM: ABL_72553 - Approval of Alcoholic Beverage License Application for Cork & Cask, LLC DBA Taste 1155 Mount Vernon Highway, #430, Sandy Springs, GA 30338. Applicant is Amirali Sultan Kheraj for Retail/Package, Wine, Malt Beverages, and Distilled Spirits.

Recommendation:

Approve the application for Retail/Package of Wine, Malt Beverages, and Distilled Spirits for Cork & Cask, LLC DBA Taste at 1155 Mount Vernon Highway, #430, Sandy Springs, GA 30338.

Background:

Applicant submitted a completed application on October 5, 2020. Applicant has passed the background investigation.

Discussion:

This is a new application for Retail/Package Wine, Malt Beverages, and Distilled Spirits. Business is located between Perimeter Center West and Mount Vernon Blvd.

Staff has reviewed this application and recommends approval.

Financial Impact:

\$3,100.00

Alternatives:

None

Attachments:

1. final hearing letter- CORK & CASK LLC DBA TASTE
2. Public Hearing Letter - CORK & CASK LLC DBA TASTE



SANDY SPRINGS

GEORGIA

To: Andrea Surratt, City Manager

From: Toni Carlisle, Interim Finance Director

Date: October 21, 2020 for Submission onto the November 3, 2020 City Council Meeting

Agenda Item: 72553 - Approval of Alcoholic Beverage License Application for Cork & Cask, LLC DBA Taste 1155 Mount Vernon Highway, #430, Sandy Springs, GA 30338. Applicant is Amirali Sultan Kheraj for Retail/Package, Wine, Malt Beverages, and Distilled Spirits.

CMO (City Manager's Office) Recommendation:

Approve the application for Retail/Package of Wine, Malt Beverages, and Distilled Spirits for Cork & Cask, LLC DBA Taste at 1155 Mount Vernon Highway, #430, Sandy Springs, GA 30338.

Background:

Applicant submitted a completed application on October 5, 2020. Applicant has passed the background investigation.

Discussion:

This is a new application for Retail/Package Wine, Malt Beverages, and Distilled Spirits. Business is located between Perimeter Center West and Mount Vernon Blvd.

Staff has reviewed this application and recommends approval.

Alternatives:

None

Financial Impact:

Revenue - \$3,100.00

Concurrent Review:

Christian Avila, Revenue Manager



SANDY SPRINGS

GEORGIA

**CITY OF SANDY SPRINGS
PUBLIC NOTICE
20-72553**

PLACE: City of Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328

DATE & TIME: November 3, 2020
6:00 P.M.

PURPOSE: Alcoholic Beverage License Application
Retail/Package
Wine, Malt Beverage, & Distilled Spirits

APPLICANT: Cork & Cask LLC
DBA Taste
1155 Mount Vernon Highway, #430
Sandy Springs, GA 30338



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: September 8, 2020 Submission for the November 3, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of Acceptance of a Real Estate Agreement for a Permanent Easement and a Temporary Construction Easement on Property Located in Land Lot 93 of the 17th District, City of Sandy Springs, Fulton County, Georgia

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Purchase Real Estate of a Permanent Drainage Easement and a Temporary Construction Easement on that tract of land lying and located in Land Lot 93 of the 17th District, Fulton County, Georgia. The property owner is Wesley R. Wilcox located at 4878 Long Island Drive, Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisitions include a 2,133 square feet of Permanent Easement and 5,463 square feet of Temporary Construction Easement is necessary in order to construct the Long Island Drive Stormwater Project. The property owner accepted a majority of the City's offer for the necessary land interests required to construct the proposed project.

Discussion:

Staff was able to negotiate a reasonable compensation amount for the required land rights with the property owner. The City's contracted appraiser, Craig Hammond, MAI, determined fair market value for the land interests in the amount of \$34,800

Financial Impact:

The staff negotiator was able to reach a settlement with the property owner in the sum of \$40,955 to the City. The owner did agree with the appraised value of the land interest valuing his property at \$18.35 per square foot, but he did not agree with the site improvement value in the amount of \$5,150. Mr. Wilcox obtained a landscaping quote and is requesting \$11,350 to cure his vegetation that will be impacted by the project. To summarize, the permanent easement of 2,133 square feet ($2,133 \text{ sf} \times \$18.35 \times 50\% = \$19,570.28$) plus the temporary easement of 5,463 square feet ($5,463 \text{ sf} \times \$18.35 \times 10\% \times 1 \text{ Yr} = \$10,024.61$) plus \$11,350 for the Cost to Cure his landscaping totals \$40,955 for the land interests

required for the project. Staff concurs that the compensation amount is reasonable and recommends payment to the owner for these land interests.

Alternatives:

N/A

Attachments:

1. Fulton Aerial Map.Profile - Wilcox
2. Executed PE - Wilcox. 4868 Long Island
3. Executed RE Agmt - Wilcox.4878 Long Island
4. Executed TCE - Wilcox.4878 Long Island
5. RESOLUTION

Profile

Sales

Residential

Commercial

Permits

OBV

Values

Values History

Land

Agricultural

Sketch

Pictometry Imagery

Map

Appeals

Appeals History

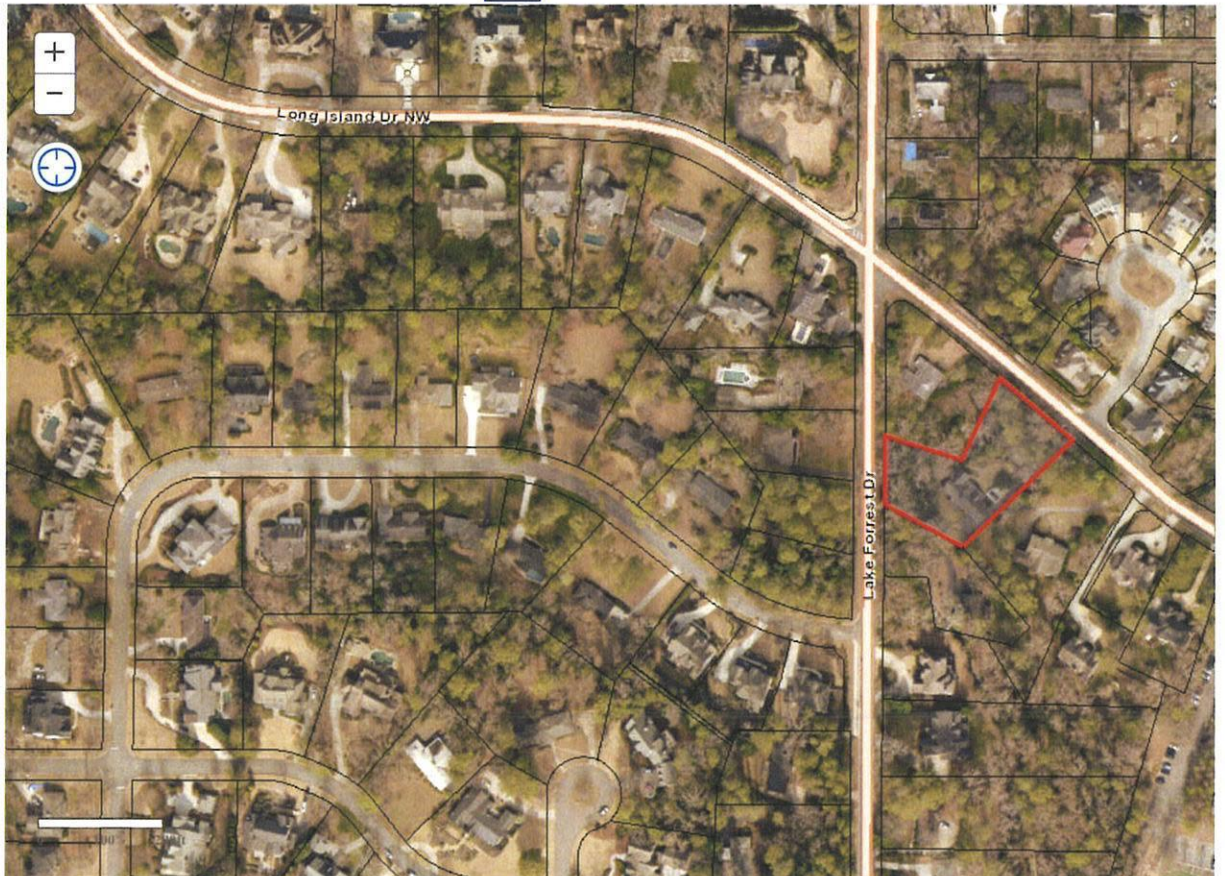
Personal Property

PP Value History

Tax Information

PARID: 17 009300061152
WILCOX WESLEY R

- enter a parcel id -



Parcel

Parcel ID:	17 009300061152
Property Location:	4878 LONG ISLAND DR
Unit:	
City:	SANDY SPRINGS
Neighborhood:	17142
Improvement Strata:	R1
Property Class:	R3
Land Use Code:	101-Residential 1 family
Living Units:	1
Acres:	.9408
Zoning:	R4-
Location	6
Fronting:	9 - 9
Parking Type:	1-OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	3-BELOW STREET/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	59
--------------	----

Owners

Owners:	WILCOX WESLEY R
---------	-----------------

Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
WILCOX WESLEY R 4878 LONG ISLAND DR NE ATLANTA GA 30342		

Sales

Sale Date:	Sale Price:
29-OCT-12	\$700,000
02-DEC-03	\$655,000
02-DEC-03	\$0
03-MAY-01	\$398,000
20-JAN-00	\$326,000
16-NOV-95	\$193,750

Sale Details

Grantor:	PHILLIPS KATHRYN KYRA
Grantee:	WILCOX WESLEY R
Sales Date:	29-OCT-12
Sale Price Sale Validity:	0 : Valid Sale
Sale Source:	6 : PT61

Sales Type:	2 : LAND & BUILDING
Sale Flag:	
Deed Book:	51984
Deed Page:	0041
Deed Type:	WD

Residential

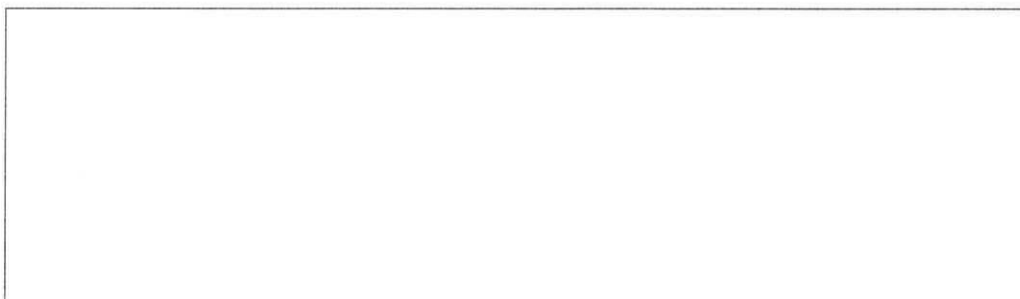
Card:	1
Stories:	1.5
Year Built:	1958
Effective Year Built:	2010
Remodeled Year:	2010
Living Area:	3,570
Total Living Area:	3,065
Total Rooms:	9
Bedrooms:	5
Family Rooms:	1
Attic:	1-NONE
Basement LA:	1500
Basement Rec Area:	
Full Baths:	3
Half Baths:	1
Additional Fixtures:	5
Total Fixtures:	16
Pre Fab Fireplace:	
Masonry Fireplaces:	1
Grade:	B+
CDU:	EX
% Complete	

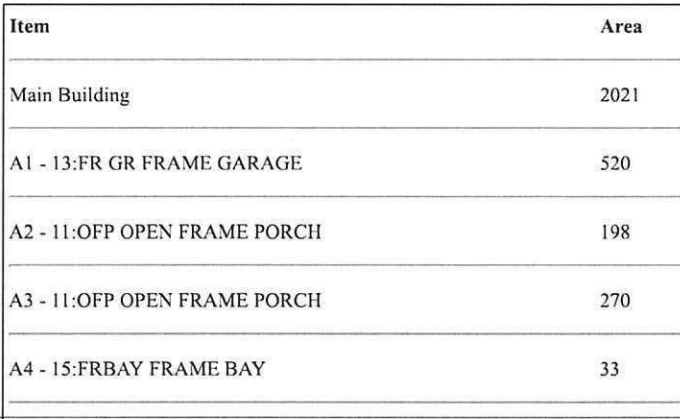
Additions

Addition Number:	Description:	Area
0	---	2,021
1	-FR GR FRAME GARAGE--	520
2	-OFP OPEN FRAME PORCH--	198
3	-OFP OPEN FRAME PORCH--	270
4	-FRBAY FRAME BAY--	33

Land

Line Number:	1
Land Type:	S - SQUARE FOOT
Land Code:	1
Square Feet:	40,980
Acres:	.9408





Item	Area
Main Building	2021
A1 - 13:FR GR FRAME GARAGE	520
A2 - 11:OFP OPEN FRAME PORCH	198
A3 - 11:OFP OPEN FRAME PORCH	270
A4 - 15:FRBAY FRAME BAY	33

AFTER RECORDING, PLEASE RETURN TO:

City of Sandy Springs
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book 51984 Page 41
Parcel No: 17 0093-0006-115-2

PERMANENT DRAINAGE EASEMENT

STATE OF GEORGIA

FULTON COUNTY

THIS AGREEMENT is entered into the 15th day of October 2020, between WESLEY R. WILCOX herein referred to as the "Grantor", and the CITY OF SANDY SPRINGS, GEORGIA, hereinafter called the "Grantee".

THAT WHEREAS, Grantee is desirous of obtaining **2,133 square foot Permanent Drainage Easement** upon and across the property of Grantor, located in Land Lot 93 of Land District 17 of Fulton County, GA, as is more particularly described in Exhibits "A" AND "B" attached hereto and incorporated herein by reference, and:

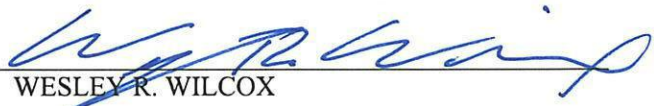
WHEREAS, Grantor desires to convey said Permanent Drainage Easement and any and all improvements located within said permanent drainage easement in and to the said described property as is further shown on the drawing attached as Exhibits "A" and "B", incorporated herein by reference.

NOW, THEREFORE, in consideration of the foregoing recitals and ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby sell and convey to the Grantee, a Permanent Drainage Easement as described on and illustrated on Exhibits "A" and "B", attached hereto and incorporated herein by reference.

The Permanent Drainage Easement herein shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of Grantee.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written. Signed, sealed and delivered in the presence of:

GRANTOR:


WESLEY R. WILCOX


Notary Public

My commission expires: May 6, 2022
(seal)


Witness

PERMANENT STORMWATER EASEMENT

LEGAL DESCRIPTION
WESLEY R WILCOX
PIN: 17 0093 00061152
EXHIBIT A

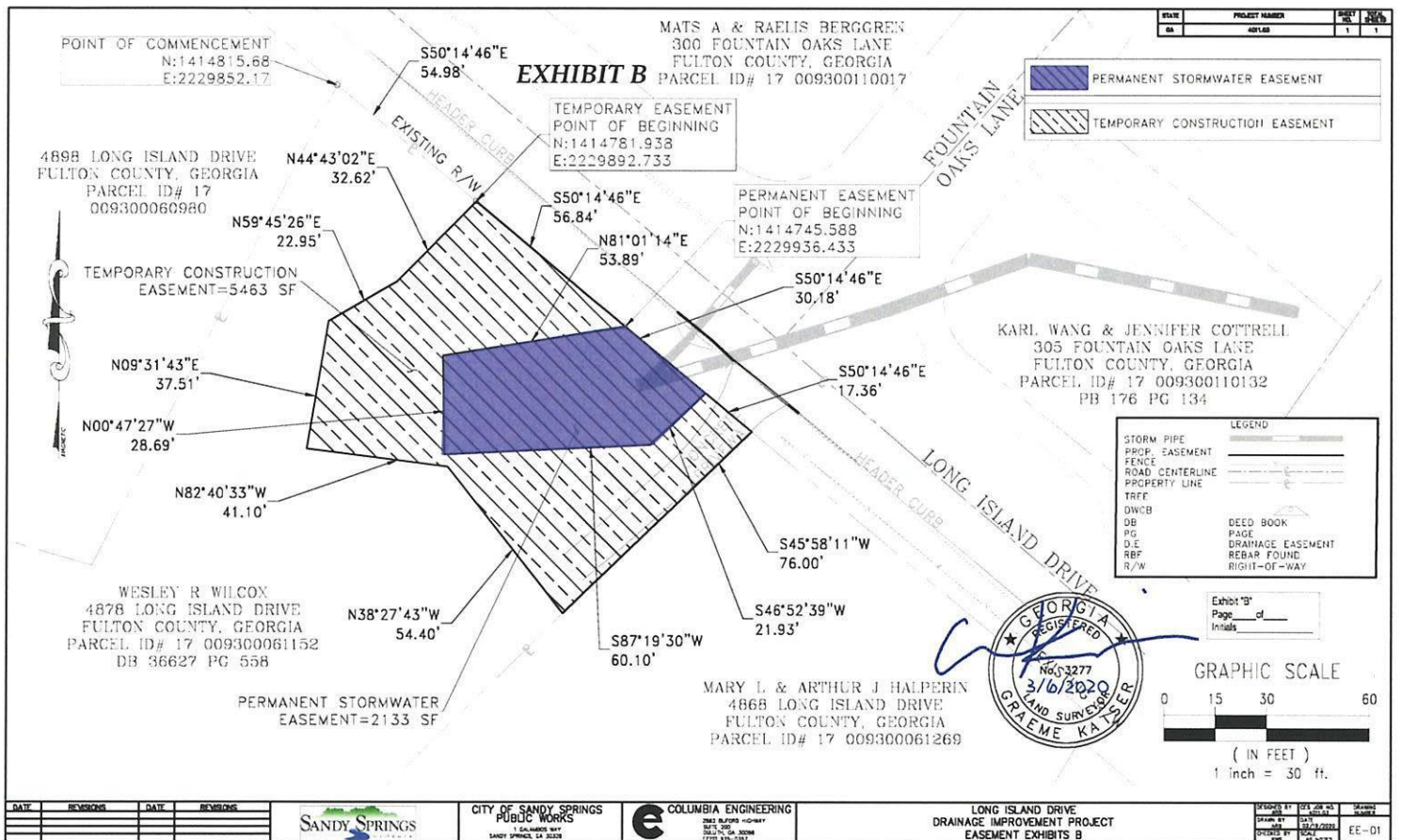
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA.

COMMENCING AT THE IRON PIN FOUND AT THE NORTH WEST CORNER OF PIN 17 0093 00061152, KNOWN AS THE **POINT OF COMMENCEMENT**, THENCE SOUTH 50°14'46" EAST ALONG THE EXISTING RIGHT OF WAY OF SAID PARCEL, FOR A DISTANCE OF 111.82 FEET TO A POINT ALONG THE HEREIN DESCRIBED PERMANENT STORMWATER EASEMENT AND PERMANENT EASEMENT **POINT OF BEGINNING**;

THENCE LEAVING SAID POINT OF BEGINNING, SOUTH 50°14'46" EAST FOR A DISTANCE OF 30.18 FEET TO A POINT ON THE EXISTING RIGHT OF WAY OF SAID PARCEL, THENCE SOUTH 46°52'39" WEST FOR A DISTANCE OF 21.93 FEET TO A POINT ALONG EAST ALONG DESCRIBED PERMANENT STORMWATER DRAINAGE EASEMENT, THENCE SOUTH 46°52'39" WEST FOR A DISTANCE OF 21.93 FEET TO A POINT ALONG DESCRIBED PERMANENT STORMWATER DRAINAGE EASEMENT, THENCE SOUTH 87°19'30" WEST FOR A DISTANCE OF 60.10 FEET TO A POINT ALONG DESCRIBED PERMANENT STORMWATER DRAINAGE EASEMENT, THENCE NORTH 00°47'27" WEST FOR A DISTANCE OF 28.69 FEET TO A POINT ALONG DESCRIBED PERMANENT STORMWATER DRAINAGE EASEMENT, THENCE NORTH 81°01'14" EAST FOR A DISTANCE OF 53.89 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT STORMWATER DRAINAGE EASEMENT HAVING AN AREA OF 2133 SQUARE FEET.







SANDY SPRINGS

GEORGIA

SALE AND PURCHASE AGREEMENT

PROJECT: Long Island Drive Stormwater/Roadway Maintenance
 OWNER: Wesley R. Wilcox
 ADDRESS: 4878 Long Island Drive

PROJECT: LONG ISLAND DR SW
 PARCEL # N/A
 TAX ID: 17-0093-0006-115-2

STATE OF GEORGIA COUNTY OF FULTON

For and in consideration of the sum of **FORTY THOUSAND NINE HUNDRED FIFTY FIVE 00/100 DOLLARS (\$40,955.00)**, the undersigned agrees to execute and deliver to the City of Sandy Springs, Georgia temporary and/or permanent easements to the following described real estate:

Easement rights upon and through that tract or parcel of land located in Land Lot 93 of the 17TH District, of Fulton County, Georgia, and being more particularly described on Exhibits "A" and "B" attached hereto and made a part hereof by reference.

The consideration recited is full payment for the rights conveyed as follows:

\$N/A		Square Feet of Fee Simple Right of Way
\$19,578.28	2,133	Square Feet of Permanent Construction and Maintenance Easement
\$10,024.61	5,463	Square Feet of Temporary Construction Easement
\$11,350.00		Cost to cure includes: Replacement Landscape (see attached)
\$N/A		Consequential damages for impacts to:
\$N/A		Other:

The undersigned shall obtain all quit claim deeds or releases from any tenant and other parties now in possession and having a claim or interest in the property described above.

Any and all applicable Temporary Easements will terminate upon completion and acceptance of the Project by the City.

This Agreement shall not be binding until approved by the Mayor and City Council for the City of Sandy Springs, Georgia.

☒ If checked Special Provisions listed on Exhibit "C" attached hereto and incorporated herein by reference shall be additional conditions imposed upon the grant of this Agreement.

WITNESS my hand and seal this 15th day of October, 2020.

OWNER:


 WESLEY WILCOX

CITY OF SANDY SPRINGS, GEORGIA:

By: _____
 Name: _____
 Title: _____

PERMANENT STORMWATER EASEMENT

LEGAL DESCRIPTION

WESLEY R WILCOX

PIN: 17 0093 00061152

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA.

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SAID PERMANENT STORMWATER DRAINAGE EASEMENT HAVING AN AREA OF 2133 SQUARE FEET.



TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION
WESLEY R WILCOX
PIN: 17 0093 00061152
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA.

COMMENCING AT THE IRON PIN FOUND AT THE NORTH WEST CORNER OF PIN 17 0093 00061152, KNOWN AS THE **POINT OF COMMENCEMENT**, THENCE SOUTH 50°14'46" EAST ALONG THE EXISTING RIGHT OF WAY OF SAID PARCEL, FOR A DISTANCE OF 54.98 FEET TO A POINT ALONG THE HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT AND TEMPORARY EASEMENT **POINT OF BEGINNING**;

THENCE LEAVING SAID POINT OF BEGINNING, SOUTH 50°14'46" EAST FOR A DISTANCE OF 56.84 FEET TO A POINT ALONG THE EXISTING RIGHT OF WAY OF SAID PARCEL, THENCE SOUTH 81°01'14" WEST FOR A DISTANCE OF 53.89 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE SOUTH 00°47'27" EAST FOR A DISTANCE OF 28.69 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 87°19'30" EAST FOR A DISTANCE OF 60.10 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 46°52'39" EAST FOR A DISTANCE OF 21.93 FEET TO A POINT ALONG THE EXISTING RIGHT OF WAY OF SAID PARCEL, THENCE SOUTH 50°14'46" EAST FOR A DISTANCE OF 17.36 FEET TO A POINT ALONG THE EXISTING RIGHT OF WAY OF SAID PARCEL, THENCE SOUTH 45°58'11" WEST FOR A DISTANCE OF 76.00 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 38°27'43" WEST FOR A DISTANCE OF 54.40 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 82°40'33" WEST FOR A DISTANCE OF 41.10 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 09°31'43" EAST FOR A DISTANCE OF 37.51 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 59°45'26" EAST FOR A DISTANCE OF 22.95 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 44°43'02" EAST FOR A DISTANCE OF 32.62 FEET TO A POINT ALONG THE EXISTING RIGHT OF WAY OF SAID PARCEL TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT HAVING AN AREA OF 5463 SQUARE FEET.



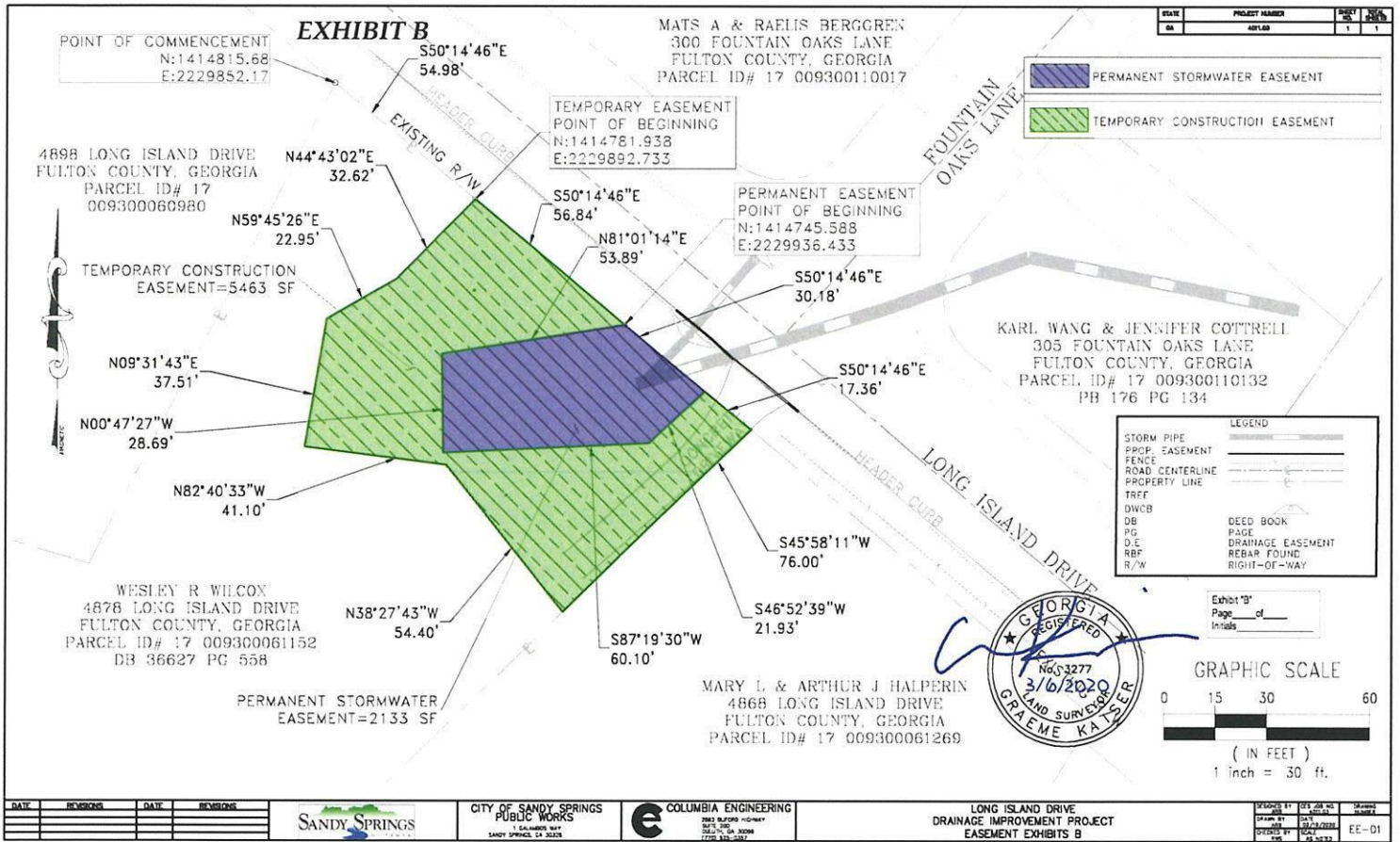


EXHIBIT "C"

- 1) The cost to cure includes replacement of landscaping based on the quote provided by CalPolyPonoma Landscape Architect on July 20, 2020.



Date: July 18, 2020

Wilcox Residence
4878 Long Island Drive Ne
Atlanta, GA
30342

Re: Tree Replacement Recommendation and Estimate for 4878 Long Island Drive Ne

The Drainage Improvement Plan drawn by Columbia Engineering recommends the removal of 20 trees from the property located at 4878 Long Island Drive Ne. These trees are a range of species including:

- Maple
- Magnolia
- Poplar
- Dogwood
- Oak
- Pine

A number of these trees are significant and irreplaceable mature specimens including:

- 24" & 30" dbh Pine
- 30" dbh Poplar
- 36" dbh Maple
- Six (6) trees over 12" dbh

Tree and Landscape Restoration Recommendation:

While impossible to replace the removed trees, a plan can be developed to restore the visual quality of the lost landscape. It is recommended that a mixed stand of new trees in a variety of sizes and species be planted to replace the lost stand of mature trees. The mixed variety will support visual interest and local bird species. The mixed sizes will support visual interest, landscape value, individual tree health and landscape/forest succession.

Four basis steps are recommended for landscape restoration:

1. Replace removed trees with a variety of species in a variety of sizes. Work with owner to determine species preference; a minimum of three to four different species shall be included.
2. Underplant new trees with a variety of native shrubs and ground covers to support visual appeal while trees grow. Work with owner to determine species preference; a minimum of six to eight different species shall be included.
3. Irrigate new tree and shrub plantings to ensure survival
4. Mulch entire disturbed area (outside of lawn) to protect soil moisture and inhibit weed growth.

Budget Estimate:**TREES: \$5,800**

- 4 – 36" ball and burlap species, TBD with owner
 - \$600 per tree, planted (\$2400)
- 4 – 24" ball and burlap species, TBD with owner
 - \$400 per tree, planted (\$1600)
- 12 – 15 gallon or 12" ball and burlap species, TBD with owner
 - \$150 per tree, planted (\$1800)

SHRUBS + GROUND COVERS: \$2,350

- 30 – 5 gallon native shrubs
 - \$45 per plant, planted (\$1350)
- 50 – 1 gallon native shrubs and ground cover
 - \$20 per plant, planted (\$1000)

IRRIGATION + MULCH: \$3,200

- Irrigation Adjustment Lump Sum: \$2000
- Mulch Allowance Lump Sum: \$1200

Total Budget : \$11,350

This recommendation was prepared by Andrew O. Wilcox, Professor of Landscape Architecture, ASLA, PLA CA #5191

Please return to:
Daniel W. Lee, City Attorney
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Cross-Reference:
Deed Book 51984, Page 41

TEMPORARY EASEMENT
(4878 Long Island Drive)

STATE OF GEORGIA
COUNTY OF FULTON

THIS TEMPORARY EASEMENT AGREEMENT is made and entered into this 15th day of October, 2020, between WESLEY R. WILCOX as GRANTOR, and CITY OF SANDY SPRINGS, GEORGIA, a Georgia Municipal Corporation, as GRANTEE.

WITNESSETH:

WHEREAS, GRANTORS are the owners of that certain tract or parcel of land lying and being in Land Lot 93 of 17TH District of Fulton County, Georgia, having a street address of 4878 Long Island Drive, Parcel No: 17-0093-0006-115-2 in the City of Sandy Springs and being more particularly described on Exhibit "A" and as illustrated on the plat attached hereto as Exhibit "B" all of which are attached hereto and made part hereof by reference; and,

WHEREAS, The City of Sandy Springs is coordinating with the GRANTOR and the City of Sandy Springs, Georgia for the improvement of certain public stormwater and roadways improvements along Long Island Drive (the "Project"); and,

WHEREAS, the Project as proposed includes certain portions of GRANTOR'S Property and the GRANTEE desires that GRANTOR grant to the GRANTEE a temporary construction easement as more particularly described herein on and across GRANTOR'S Property in furtherance of the Project; and,

WHEREAS, GRANTOR is amenable to granting such easement only subject to the terms and provisions of this Agreement,

NOW, THEREFORE, for and in consideration of the sum of one dollar and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, GRANTOR and GRANTEE hereby agree as follows:

- 1) GRANTOR hereby grants and conveys to GRANTEE the right and privilege of a Temporary Easement (the "Temporary Easement") across that portion of GRANTOR'S Property more particularly described on Exhibit "A" for Stormwater Improvements as illustrated on the plat attached hereto as Exhibit "B" all of which are attached hereto and made part hereof by reference.

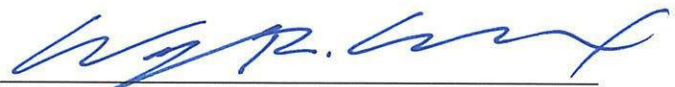
- 2) The purpose of the Temporary Easement is to allow GRANTEE and/or its contractors, construction vehicles, and equipment access to the Property for the purpose of use in the (i) construction and installment of improvements and other purposes reasonable related to the Project and (ii) the removal construction debris related to the Project located on the property of GRANTOR.
- 3) The Temporary Easement granted herein shall terminate automatically on the completion and final acceptance of the Project, or two (1) year from the date this document is signed, whichever date shall first occur. Upon any such termination Grantor, without the necessity of any consent from Grantee or any further notice to Grantee, shall be entitled to file in the real property records of Fulton County, Georgia an appropriate document or instrument evidencing such termination; however, should there occur delays which are beyond the control of GRANTEE in fulfilling its construction by this date, (i) GRANTEE shall notify GRANTOR of any such delay (including, but not limited to, the cause of such delay and the expected duration of such delay) within ten (10) days of learning of such delay, and (ii) GRANTEE shall proceed as expeditiously as possible to complete construction in a timely manner and the temporary easement shall continue until completion.
- 4) If any alterations or additions to the storm water drainage system serving GRANTOR's remaining property are required as part of the road construction to be made by GRANTEE, then GRANTEE shall perform such alterations and improvements as part of such work by GRANTEE and pursuant to the Temporary Easement.

GRANTOR reserves for itself, its successors, assigns and invitees the right at all times to access the remainder of GRANTOR's Property by way of ingress and egress on the designated driveway as shown on Exhibit "B" over and across the Temporary Easement. During the construction of the Project, GRANTOR and GRANTEE shall work cooperatively in good faith and with commercial reasonableness regarding the completion of such construction with the minimum necessary interference with or disruption of GRANTOR's continued use and enjoyment of the remainder of GRANTOR's Property.

[signatures on the following page]

IN WITNESS WHEREOF GRANTOR and GRANTEE have hereunto set their hands and seals
as of the day and year above written.

GRANTOR:



WESLEY R. WILCOX

Signed, sealed and delivered in the
presence of:



Notary Public

My Commission Expires: May 6, 2022



Unofficial Witness

TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

WESLEY R WILCOX

PIN: 17 0093 00061152

EXHIBIT A

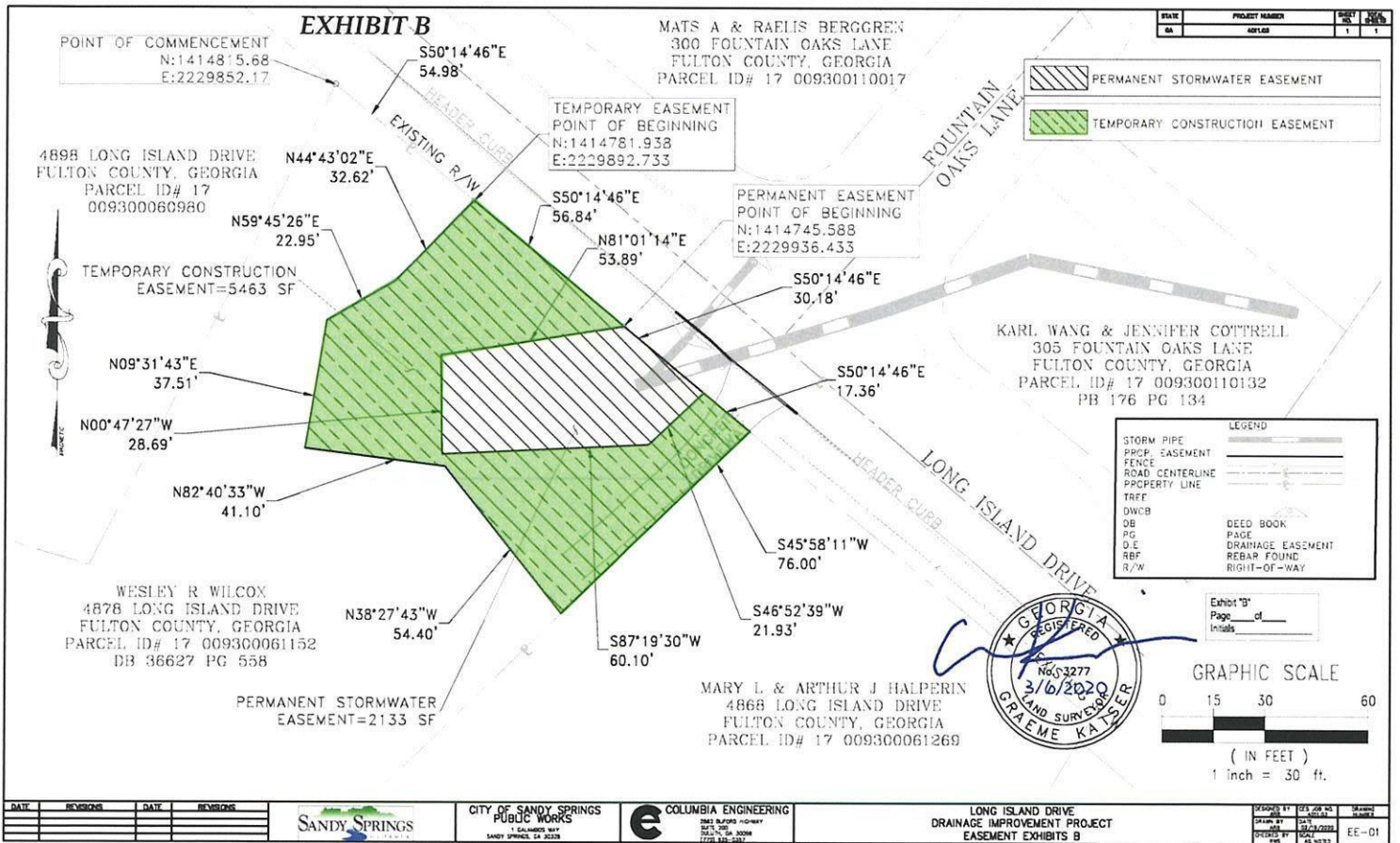
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 93, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA.

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SAID TEMPORARY CONSTRUCTION EASEMENT HAVING AN AREA OF 5463 SQUARE FEET.





STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A REAL ESTATE AGREEMENT FOR A
PERMANENT AND TEMPORARY CONSTRUCTION EASEMENT
ON PROPERTY LOCATED IN LAND LOT 93 OF THE 17th DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Real Estate Agreement for the acquisition of a Permanent and Temporary Construction Easement by the City of Sandy Springs for property located at 4878 Long Island Drive owned Wesley R. Wilcox in Land Lot 93 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the Long Island Drive Stormwater Project, the City approves the acceptance of the Real Estate Agreement acquiring a Permanent and Temporary Construction Easement on property located in Land Lot 93 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 3rd day of November, 2020.

APPROVED:

Russell K. Paul, Mayor

Attest:

Lia Jones, Interim City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: October 6, 2020 Submission for the November 3, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of Approval to Authorize the City Manager to Execute a Change Order and the Revised Contract for Engineering Design and Survey Services with Columbia Engineering for the Peachtree Dunwoody at Telford Place Safety Improvement Project (T0064)

Recommendation:

Staff recommends that the Mayor and City Council authorize the City Manager to execute a Change Order and the Revised Contract for Engineering Design and Survey Services with Columbia Engineering for the Peachtree Dunwoody at Telford Place Safety Improvement Project (T0064).

Background:

This request will provide additional engineering design and survey services to redesign the existing roadway and drainage in order to alleviate the rate of accidents along Peachtree Dunwoody Road in front of Telford Place and the Church of the Redeemer.

Discussion:

The attached change order is required to revise the design plans to accommodate property owners' concerns along the corridor. Plan revisions were previously required at the time when appraisal consultants met with the property owners. The current revisions will minimize right of way acquisitions and disturbance of private properties. Turn down walls will be provided in addition to cross sections, drainage, landscape and erosion control plans revisions. Per the property owners' requests, consultant will also use tree markings to identify the trees that will be removed as well as the trees that will be saved that are within the project area. New stakes will also be added based on proposed right of way revisions.

Financial Impact:

The total proposed fee for this Change Order is \$34,880.00. The original contract fee was \$99,100.00. This Change Order will bring the total construction contract value to \$161,870.00. Sufficient funds are available in the Capital Program project T0064 to fund this work.

Alternatives:

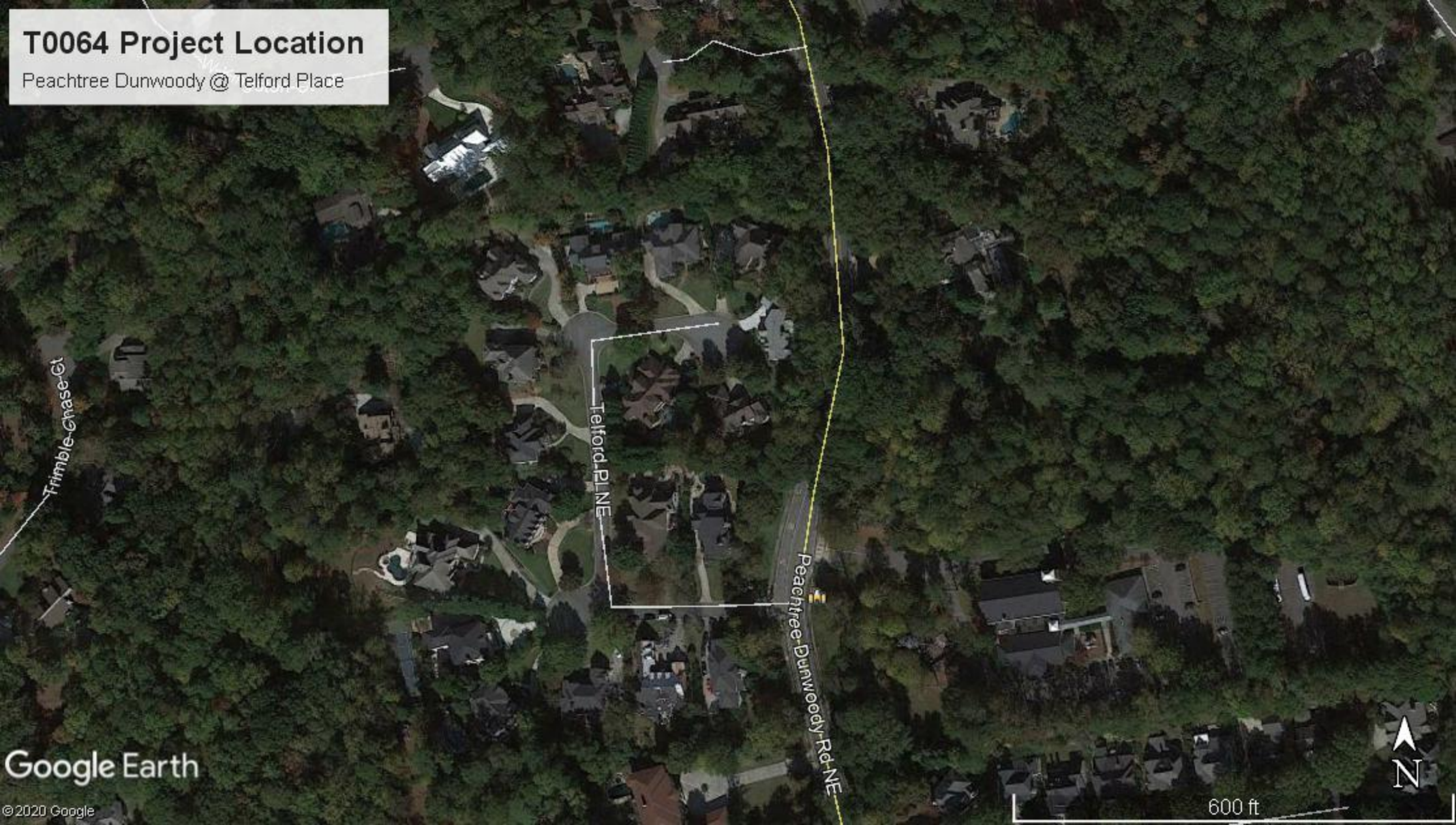
N/A

Attachments:

1. Project Location
2. Proposed Change Order
3. Resolution

T0064 Project Location

Peachtree Dunwoody @ Telford Place



Google Earth

© 2020 Google



600 ft

September 29, 2020

Bebe Lee
Project Manager
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328

Re: Proposal Letter for Additional Services on Peachtree Dunwoody @ Telford Place
CES# 5182.00

Dear Ms. Lee:

Columbia Engineering and Services, Inc. (Columbia) is working with the City to provide additional design and right of way plan revisions outside of the original scope of work. This letter serves to provide a breakdown of those additional scope items and provide a breakdown of fee associated with the scope changes.

Task 1 – ROW Revision Services

In September 2019, the City requested ROW plans be completed for the project. Since then, both prior to and proceeding meeting with the homeowners, the City has requested various design changes. These design changes were at a late stage in the design process and included variations to the agreed upon concept and 90% design. These include, but aren't limited to:

- a) Added in turn down walls to avoid easements
- b) Revised fence locations
- c) Provided various displays for meetings with homeowners
- d) Revised ROW to accommodate utilities
- e) Provided drainage design alternative and reviewed with City
- f) Revised limits, drainage, utilities, and cross sections for various requests
- g) Updates to ROW per meetings with homeowners and design changes outlined below

Task 2 – Design Revisions

After meeting with the homeowners throughout the project, the City has requested various design changes to minimize ROW and easement impacts or completely avoid parcels in some cases. The work involved in making these design changes includes, but isn't limited to:

- a) Add/remove turn down walls in plan sheets in various locations
- b) Update drainage plans and profiles based on tie in changes
- c) Update cross sections and limits throughout for changes
- d) Revise design adjacent to Parcel 6 to avoid parcel completely if possible
- e) Update drainage design to minimize or eliminate permanent drainage easements
- f) Update landscape plans for above changes
- g) Update erosion control plans for above changes

Task 3 – Tree Marking and ROW/Easement Re-Staking

- a) Mark both trees to be removed in red flagging and mark trees that are within the project limits that are not to be removed in green flagging
- b) Remove stakes that are no longer applicable based on updated ROW plans
- c) Add new staking based on ROW revisions

Schedule and Fee

The total estimated cost, including sub-consultants and expenses, for providing the services outlined by the scope above is broken down in the following tasks:

Task 1: \$19,600.00

Task 2: \$9,800.00

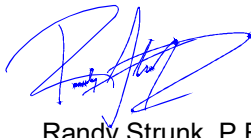
Task 3: \$5,480.00

Total: \$34,880.00

Upon approval from the City to proceed, Columbia will begin work on the design changes and expect those to be completed within 4 weeks. ROW changes will be complete within 1 week of the design completion. Staking and Tree Flagging will commence once ROW changes are complete and be complete within 2 weeks.

Thank you for allowing Columbia Engineering and Services, Inc. to provide the above services on this project. Our staff looks forward to continuing working with the City of Sandy Springs personnel on this project to get it successfully completed.

Sincerely,
Columbia Engineering and Services, Inc.



Randy Strunk, P.E.
Vice President

RESOLUTION NO. _____

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE A
CHANGE ORDER AND THE REVISED CONTRACT FOR ENGINEERING DESIGN
AND SURVEY SERVICES WITH COLUMBIA ENGINEERING FOR THE PEACHTREE
DUNWOODY AT TELFORD PLACE SAFETY IMPROVEMENT PROJECT (T0064),
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal and Georgia's State Constitution, and the Charter for the City of Sandy Springs; and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents, and

WHEREAS, by Resolution adopted, the City of Sandy Springs has agreed to authorize a Contract increase in the amount of \$34,880.00 with Columbia Engineering for additional engineering design and survey services of the T0064 Peachtree Dunwoody at Telford Place Safety Improvement Project.

WHEREAS, upon adoption of this Resolution, City Sandy Springs Public Works Department staff will manage all applicable phases of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

That the City Manager execute a Change Order in the amount of \$34,880.00 for design services required to update the plans within the project limits within the City of Sandy Springs, Fulton County, Georgia.

RESOLVED this the 3th day of November 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Lia Jones, Interim City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Toni Boyd, Paralegal

DATE: October 22, 2020 Submission for the November 3, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration of Acceptance of Permanent and Temporary Easements for the Riverside Stormwater Project at Land Lot 166, 17th District, Fulton County, Georgia, Parcel Number 17-0166-0001-026-8

Recommendation:

The City Attorney recommends that the Mayor and City Council accept the Permanent and Temporary Easements on a portion of property and associated rights for certain Stormwater Drainage and Roadway Improvements at Riverside Drive ("Project") such portion being located at 5758 Riverside Drive, Land Lot 166, 17th District, Fulton County, Georgia, Parcel Number 17-0166-0001-026-8 as more specifically shown on the attached exhibits (the portion of the property required for the Project hereinafter referred to as the "Subject Property").

Background:

The Subject Property is owned by Betty G. Dewberry ("Owner"). The Subject Property consists of approximately 854 sf of permanent easement; 1,133 sf of temporary easement for construction and substantial tree replacement. The Owner has accepted the City's offer of \$31,600 for the transfer of the interests and rights needed for the Project.

Discussion:

N/A

Financial Impact:

There are sufficient funds in the Project.

Alternatives:

Allow the stormwater drainage infrastructure and roadway improvements to continue in disrepair possibly causing additional damage and added costs.

Attachments:

1. Resolution Easements (Riverside 1)

RESOLUTION NO. _____

STATE OF GEORGIA

COUNTY OF FULTON

**A RESOLUTION TO ACCEPT THE PERMANENT AND TEMPORARY
EASEMENTS FOR CERTAIN PROPERTY RIGHTS AND INTERESTS LOCATED
AT 5758 RIVERSIDE DRIVE, FULTON COUNTY, GEORGIA, PARCEL ID:
17016600010268**

WHEREAS, the City Manager has directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, has determined it is necessary to facilitate the construction of certain Stormwater Drainage and Roadway Improvements At Riverside Drive (“Project”); and

WHEREAS, in order to construct the Project, certain property rights and interests are required over, under, and through the property located at 5758 Riverside Drive, Sandy Springs, Fulton County, Georgia (the “Property”), those interests being more particularly described in Exhibit “A” attached to this resolution; and

WHEREAS, the Property owner, Betty G. Dewberry, has delivered to the City of Sandy Springs (the “City”) a Permanent Easement and Temporary Construction Easement which the Department of Public Works has reviewed and approved; and,

WHEREAS, the Mayor and Council have considered the Project and determined that appropriation of the property rights and interests are necessary and must be carried out expeditiously to ensure protection of the public and timely completion of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF SANDY SPRINGS, GEORGIA, AS FOLLOWS:

1. Approval and acceptance of the Permanent Easement and Temporary Construction Easement on property located at 5758 Riverside Drive, PARCEL ID: 17016600010268 in order to ensure the protection of the public and the timely completion of the Project; and,
2. The City Manager and City Attorney are hereby authorized to take such actions as may be necessary to effectuate the intent of this resolution.

SO RESOLVED, this _____ day of _____, 2020.

Approved:

RUSSELL K. PAUL, Mayor

Attest:

LIA JONES, Interim City Clerk

EXHIBIT “A”

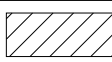
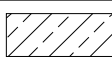
EXHIBIT "B"

5752 RIVERSIDE DR
SANDY SPRINGS, GA
PARCEL
17 016600010151
DB 59874, PG 266

5758 RIVERSIDE DR
SANDY SPRINGS, GA
PARCEL
17 016600010268
DB 47628, PG 646

5759 RIVERSIDE DR
SANDY SPRINGS, GA
PARCEL
17 016600010367
PB 218, PG 86

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	5335.00	1	1

	PERMANENT STORMWATER EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT

S53° 46' 55.16"W
21.015'

S49° 32' 21.55"W
13.135'

S39° 43' 33.35"E
2.471'

N40° 13' 42.33"W
31.009'

S40° 00' 45.74"E
60.097'

N42° 06' 36.30"W
59.947'

S75° 47' 27.67"W
11.115'

PERMANENT STORMWATER
EASEMENT=856 SF

POINT OF BEGINNING
N:1422988.25
E:2223213.14

POINT OF COMMENCEMENT
N:1422817.609
E:2223016.694

S42° 06' 36.30"E
59.947'

N72° 11' 02.23"W
14.643'

TEMPORARY CONSTRUCTION
EASEMENT=861 SF

N41° 02' 31.04"W
12.207'

N48° 53' 27.22"E
23.780'

N48° 53' 27.22"E
15.331'

4' BROKEN
WOOD FENCE

N48° 53' 27.22"E
263.400'

BRICK
MAILBOX

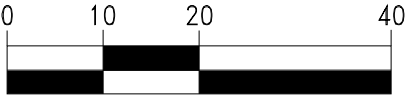
CONCRETE
DRIVEWAY

BM - GPS
ELEVATION=1054.12

STONE WALL
WITH WIRE
FENCE

Exhibit "A"
Page ____ of ____
Initials _____

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE	REVISIONS	DATE	REVISIONS



CITY OF SANDY SPRINGS
PUBLIC WORKS
1 GALAMBOS WAY
SANDY SPRINGS, GA 30328

 COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
(770) 925-0357

RIVERSIDE DRIVE
DRAINAGE IMPROVEMENT PROJECT
EASEMENT EXHIBITS

DESIGNED BY ARB	CE'S JOB NO. 5335.00	DRAWING NUMBER
DRAWN BY ARB	DATE 02/13/2020	EE-01
CHECKED BY RWS	SCALE AS NOTED	

EXHIBIT A

**PERMANENT STORMWATER EASEMENT
LAND DESCRIPTION
THE BETTY DEWBERRY FAMILY PTNRSHIP LLLP
PIN: 17 016600010268**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 166, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA.

COMMENCING AT THE IRON PIN FOUND AT THE SOUTH WEST CORNER OF PIN 17 016600010151, KNOWN AS THE **POINT OF COMMENCEMENT**, THENCE NORTH 48°53'27.22" EAST ALONG THE EXISTING RIGHT OF WAY OF SAID PARCEL, FOR A DISTANCE OF 263.40 FEET TO A POINT ALONG THE HEREIN DESCRIBED PERMANENT STORMWATER EASEMENT AND **PERMANENT EASEMENT POINT OF BEGINNING**;

THENCE LEAVING SAID POINT OF BEGINNING, NORTH 40°00'45.74" WEST FOR A DISTANCE OF 60.10 FEET TO A POINT ALONG DESCRIBED PERMANENT STORMWATER EASEMENT, THENCE NORTH 49°36'49.21" EAST FOR A DISTANCE OF 13.15 FEET TO A POINT ALONG DESCRIBED PERMANENT STORMWATER EASEMENT, THENCE SOUTH 42°06'36.30" EAST FOR A DISTANCE OF 59.95 FEET POINT ALONG DESCRIBED PERMANENT STORMWATER EASEMENT, THENCE SOUTH 48°53'27.22" WEST FOR A DISTANCE OF 15.33 FEET TO A POINT ALONG THE RIGHT OF WAY OF SAID PARCEL TO THE POINT OF BEGINNING.

SAID PERMANENT STORMWATER EASEMENT HAVING AN AREA OF 854 SQUARE FEET.



EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
LAND DESCRIPTION
THE BETTY DEWBERRY FAMILY PTNRSHIP LLLP
PIN: 17 016600010268

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 166, 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA.

COMMENCING AT THE IRON PIN FOUND AT THE SOUTH WEST CORNER OF PIN 17 016600010151, KNOWN AS THE **POINT OF COMMENCEMENT**, THENCE NORTH 48°53'27.22" EAST ALONG THE EXISTING RIGHT OF WAY OF SAID PARCEL, FOR A DISTANCE OF 278.73 FEET TO A POINT ALONG THE HEREIN DESCRIBED PERMANENT STORMWATER EASEMENT AND **TEMPORARY EASEMENT POINT OF BEGINNING**;

THENCE LEAVING SAID POINT OF BEGINNING, NORTH 42°06'36.30" WEST FOR A DISTANCE OF 59.95 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE SOUTH 49°36'49.21" WEST FOR A DISTANCE OF 13.15 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 39°43'33.35" WEST FOR A DISTANCE OF 2.47 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 53°46'55.16" EAST FOR A DISTANCE OF 21.02 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE SOUTH 40°13'42.33" EAST FOR A DISTANCE OF 26.01 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE NORTH 83°42'48.83" EAST FOR A DISTANCE OF 18.06 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE SOUTH 72°52'39.73" EAST FOR A DISTANCE OF 14.37 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE SOUTH 41°02'31.04" EAST FOR A DISTANCE OF 12.21 FEET TO A POINT ALONG DESCRIBED TEMPORARY CONSTRUCTION EASEMENT, THENCE SOUTH 48°48'36.21" WEST FOR A DISTANCE OF 28.78 FEET TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT HAVING AN AREA OF 1133 SQUARE FEET.





SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Andrea Surratt, City Manager

FROM: Toni Boyd, Paralegal

DATE: October 22, 2020 Submission for the November 3, 2020 Meeting

ITEM: Request for Mayor and City Council Consideration to Declare City Owned Property Located at 8475 Roswell Road, Sandy Springs, Georgia, as Surplus and To Authorize the Advertisement for Sealed Bids for the Sale of Said Property

Recommendation:

The City Attorney recommends Mayor and Council declare certain real property located 8475 Roswell Road as surplus and advertise said lands for sale as provided by Georgia law.

Background:

On or about January 22, 2016 the City of Sandy Springs ("City") purchased certain real property located at 8475 Roswell Rd, Sandy Springs, Georgia, identified in the Fulton County Records as tax parcel 17-002600010417 and more particularly described in Exhibit "A" attached to the resolution (the "Property"). Fee simple interest in the Property was transferred from Triton Enterprises Corporation and Usman Gandhi to the City by virtue of the limited warranty deed recorded at Book 55821, Page 315 of the Fulton County, Georgia Deed Records, dated February 4, 2016.

The Property consists of vacant land containing +/- 0.68 acres and is currently zoned CX-3/Commercial Mixed-Use. The Property was purchased entirely with general fund monies of the City and no state or federal funds were used in the purchase. Georgia law and the City Charter provides the City the power to dispose of City owned real property to the highest bidder, either by sealed bids or by auction after due notice has been given in the legal organ of Fulton County. Additionally, the City may, but is not required, to retain the services of a Georgia licensed real estate broker to assist in the disposition of the Property, provided a request for proposals for brokerage services which shall include at minimum broker's qualifications and experience has been issued. The Property has been appraised by a Georgia Certified Real Estate Appraiser. The Property is no longer useful to or needed by the City.

Discussion:

N/A

Financial Impact:

None

Alternatives:

Retain the Property.

Attachments:

1. 8475 Street View
2. Resolution for Surplus_8475 Roswell Rd

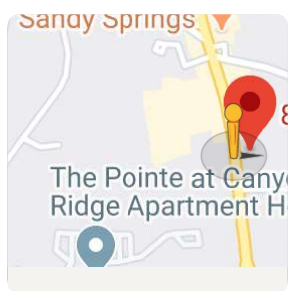


Image capture: Nov 2019 © 2020 Google

Sandy Springs, Georgia



Street View



STATE OF GEORGIA

RESOLUTION NO: _____

COUNTY OF FULTON

**A RESOLUTION TO DECLARE CITY OWNED REAL PROPERTY LOCATED AT
8475 ROSWELL ROAD, SANDY SPRINGS, GEORGIA, AS SURPLUS; TO
AUTHORIZE THE ADVERTISEMENT FOR SEALED BIDS FOR THE SALE OF SAID
PROPERTY; AND FOR OTHER PURPOSES.**

WHEREAS, the City of Sandy Springs (“City”) owns real property located at 8475 Roswell Rd, Sandy Springs, Georgia, which is identified in the Fulton County Records as tax parcel 17-002600010417 and more particularly described in Exhibit “A” attached to this resolution (the “Property”); and

WHEREAS, the Property consists of vacant land containing +/- 0.68 acres, is currently zoned CX-3/Commercial Mixed-Use, and is part of the City’s real estate inventory; and

WHEREAS, Sec. 1.03 (19) of the City’s Charter grants the City the power to acquire, dispose of, lease, and hold in trust or otherwise any real, personal, or mixed property, in fee simple or lesser interest, inside or outside the property limits of the city; and

WHEREAS, The Property was purchased entirely with general fund monies of the City and no state or federal funds were used in the purchase; and

WHEREAS, the City finds that the Property is no longer useful to or needed by the City; and

WHEREAS, the Property has been appraised by a Georgia Certified Real Estate Appraiser; and

WHEREAS, the City determines that the Property should be declared surplus and advertised for sale by the sealed bid process as provided by Georgia law.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR
THE CITY OF SANDY SPRINGS, GEORGIA, AS FOLLOWS:**

1. That the Property is no longer useful to or needed by the City and is declared surplus.
2. That the Property be made available for sale to the highest responsible bidder, by sealed bids after due notice has been given.
3. That the disposition of the Property be noticed in the Daily Report/Fulton County not less than 15 days nor more than 60 days preceding the last day for receiving the sealed bids.
4. That said legal notice include a legal description of the Property an invitation for proposals, the conditions of the proposed sale, the address at which bids and other written materials connected with the proposed sale may be obtained, and the date, time, and place for the opening of bids.
5. That (i) all sealed bids received be opened in public at the time and place stated in the legal notice, (ii) a tabulation of all bids received be available for public inspection following the

opening of all bids, and (iii) all bids be retained and kept available for public inspection for a period of not less than 60 days from the date on which such bids are opened.

6. That a Georgia licensed real estate broker may be retained to assist in the disposition of the Property, following a request for proposals for brokerage services which shall include at minimum broker's qualifications and experience.
7. The City Manager and City Attorney are hereby authorized to take such actions as may be necessary to effectuate the intent of this resolution.

SO RESOLVED, this _____ day of _____, 2020.

Approved:

RUSSELL K. PAUL, Mayor

Attest:

LIA JONES, Interim City Clerk

EXHIBIT “A”

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 26 of the 17th District of Fulton County, Georgia, being more particularly described as follows:

Commence at the intersection of the easterly right-of-way line of Roswell Road (80 foot right-of-way) with the northerly right-of-way line of Sullivan Road (30 foot right-of-way); thence North 05°58'00" West along said easterly right-of-way line of Roswell Road a distance of 100.0 feet; thence North 87°50'00" East a distance of 12.03 feet to a rebar on the easterly right-of-way line of Roswell Road (104 foot right-of-way), said point being the Southwest corner and POINT OF BEGINNING of the following described parcel; thence North 87°50'00" East a distance of 199.88 feet to the Southwest corner of those lands deeded to Tidwell Homes, Inc. by Special Warranty Deed dated September 2, 1983, recorded September 21, 1983, in Book 8648, Page 435, in the Office of Superior Court of Fulton County, Georgia; thence North 05°12'07" West along the east line of said lands deeded to Tidwell Homes, Inc. a distance of 132.78 feet to a point; thence North 84°06'00" West a distance of 205.60 feet to a rebar on said easterly right-of-way line of Roswell Road; thence South 05°58'00" East along said right-of-way line a distance of 161.80 feet to said rebar marking the POINT OF BEGINNING.

STATE OF GEORGIA

COUNTY OF FULTON

**A RESOLUTION APPOINTING A MEMBER TO THE SANDY SPRINGS
DEVELOPMENT AUTHORITY**

BE IT RESOLVED by the City Council of the City of Sandy Springs, GA while in regular session on November 3, 2020, at 6:00 p.m. as follows:

SECTION 1. That John Paulson be appointed to the Sandy Springs Development Authority for a four (4) year term commencing November 3, 2020 and ending on November 3, 2024; and

SECTION 2. That should a Board member not fulfill the completion of the term referenced herein, that the member appointed to replace said member shall serve the remainder of the term; and

SECTION 3. That this Resolution shall become effective upon its adoption.

RESOLVED this the 3rd day of November, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Lia Jones, Interim City Clerk

(SEAL)

STATE OF GEORGIA

COUNTY OF FULTON

**A RESOLUTION RE-APPOINTING MEMBERS TO THE SANDY SPRINGS
DEVELOPMENT AUTHORITY**

BE IT RESOLVED by the City Council of the City of Sandy Springs, GA while in regular session on November 3, 2020, at 6:00 p.m. as follows:

SECTION 1. That Joe Houseman and Dan DiLuzio be re-appointed to the Sandy Springs Development Authority for a four (4) year term commencing November 3, 2020 and ending on November 3, 2024; and

SECTION 2. That should a Board member not fulfill the completion of the term referenced herein, that the member appointed to replace said member shall serve the remainder of the term; and

SECTION 3. That this Resolution shall become effective upon its adoption.

RESOLVED this the 3rd day of November, 2020.

Approved:

Russell K. Paul, Mayor

Attest:

Lia Jones, Interim City Clerk

(SEAL)



AVAILABLE TO STREAM

NOV 11

[SPR.GS/VETERANSDAY](https://spr.gs/veteransday)

Hurricane Zeta Recovery

November 3, 2020

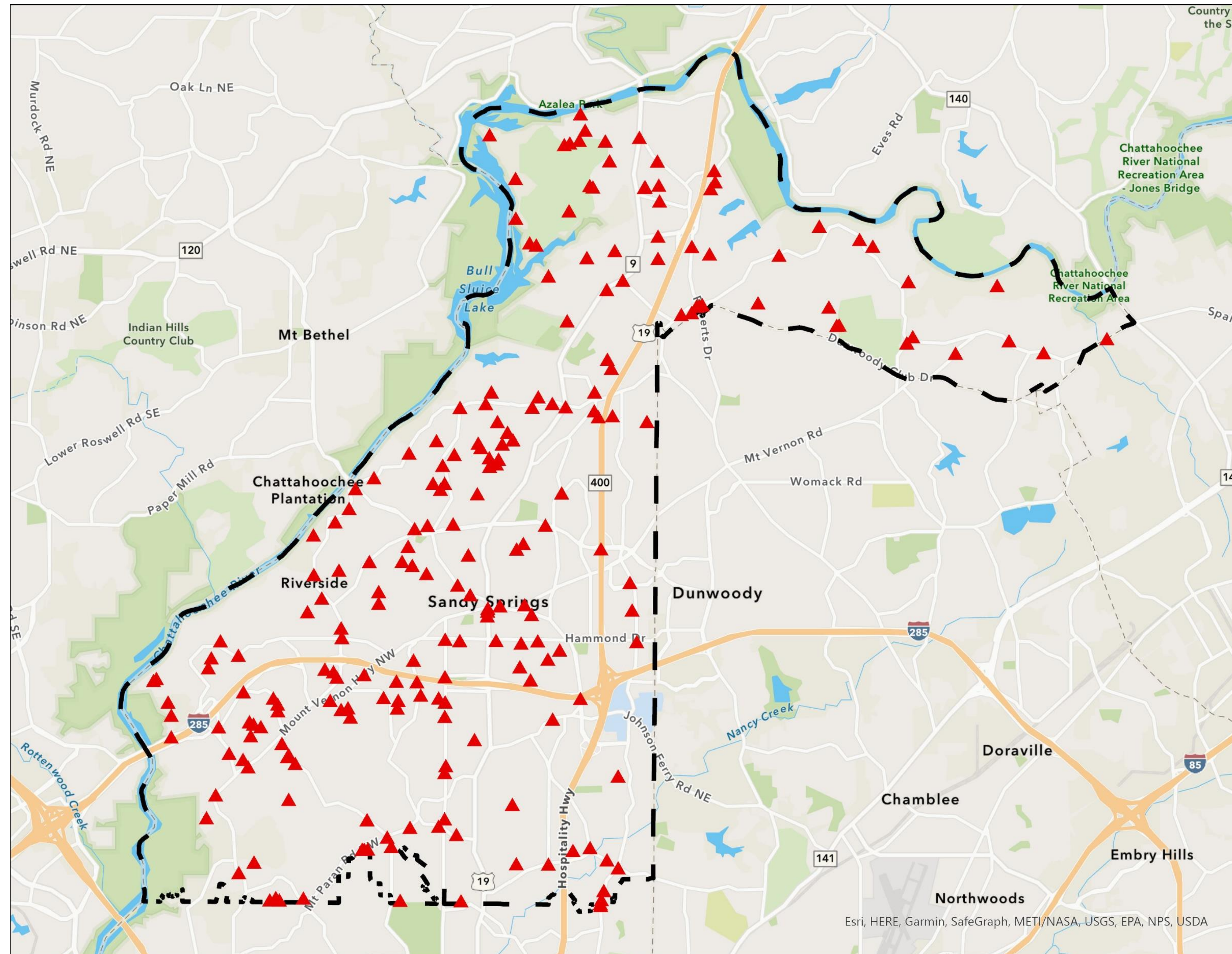


SANDY SPRINGS™
GEORGIA

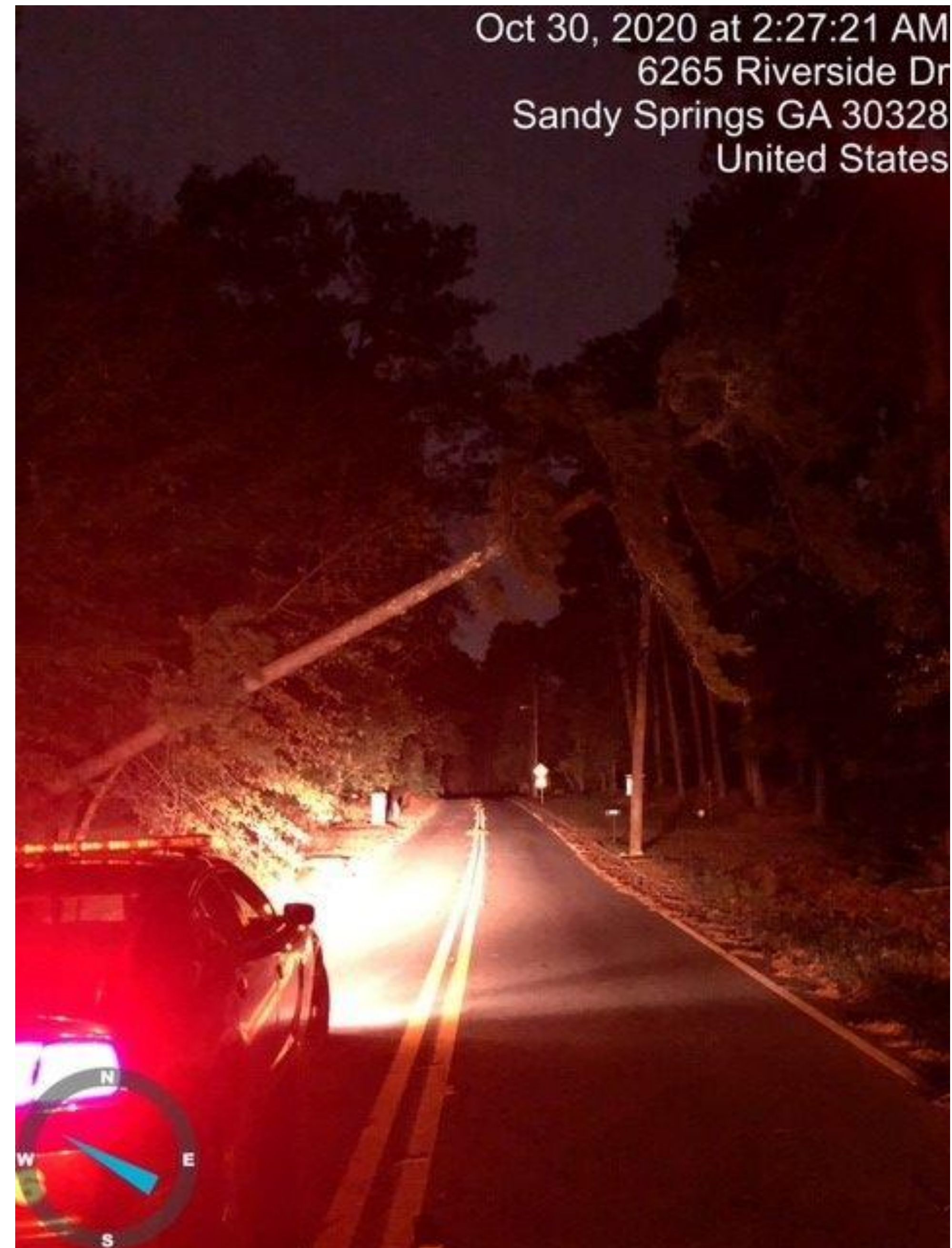
Hurricane Zeta

- Most severe portion of storm (high winds) hit Sandy Springs in the early morning hours of October 29, 2020
- Significant immediate reports of trees down and wind damage to include widespread power outages and loss of most traffic signals – managed through Emergency Operations Center
- Major impacts to city infrastructure
 - Trees down in utility lines in roadways (and associated power outages)
 - Trees down in roadways with no utility lines involved
 - Loss of traffic signals
- 218 damage locations reported

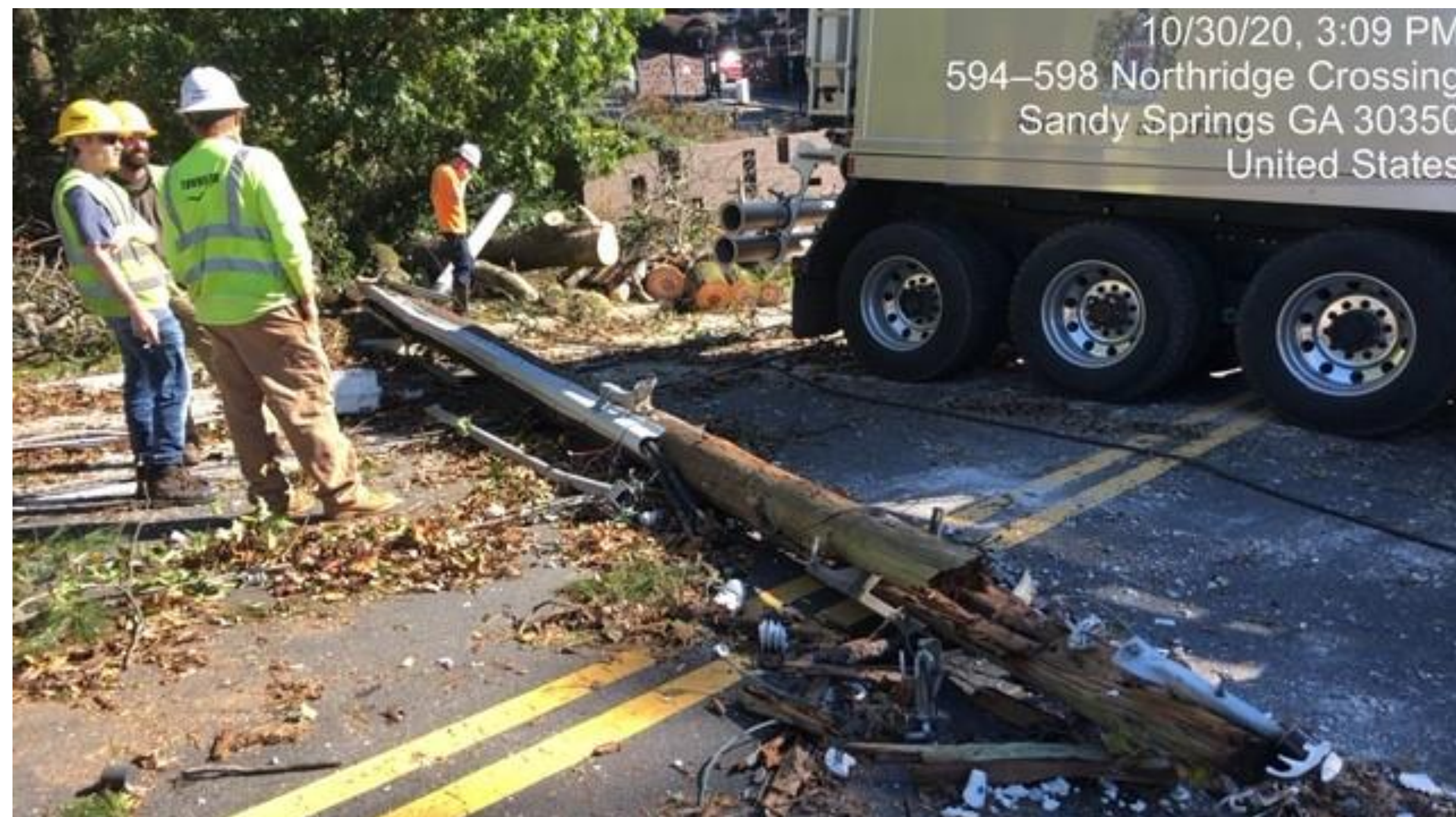
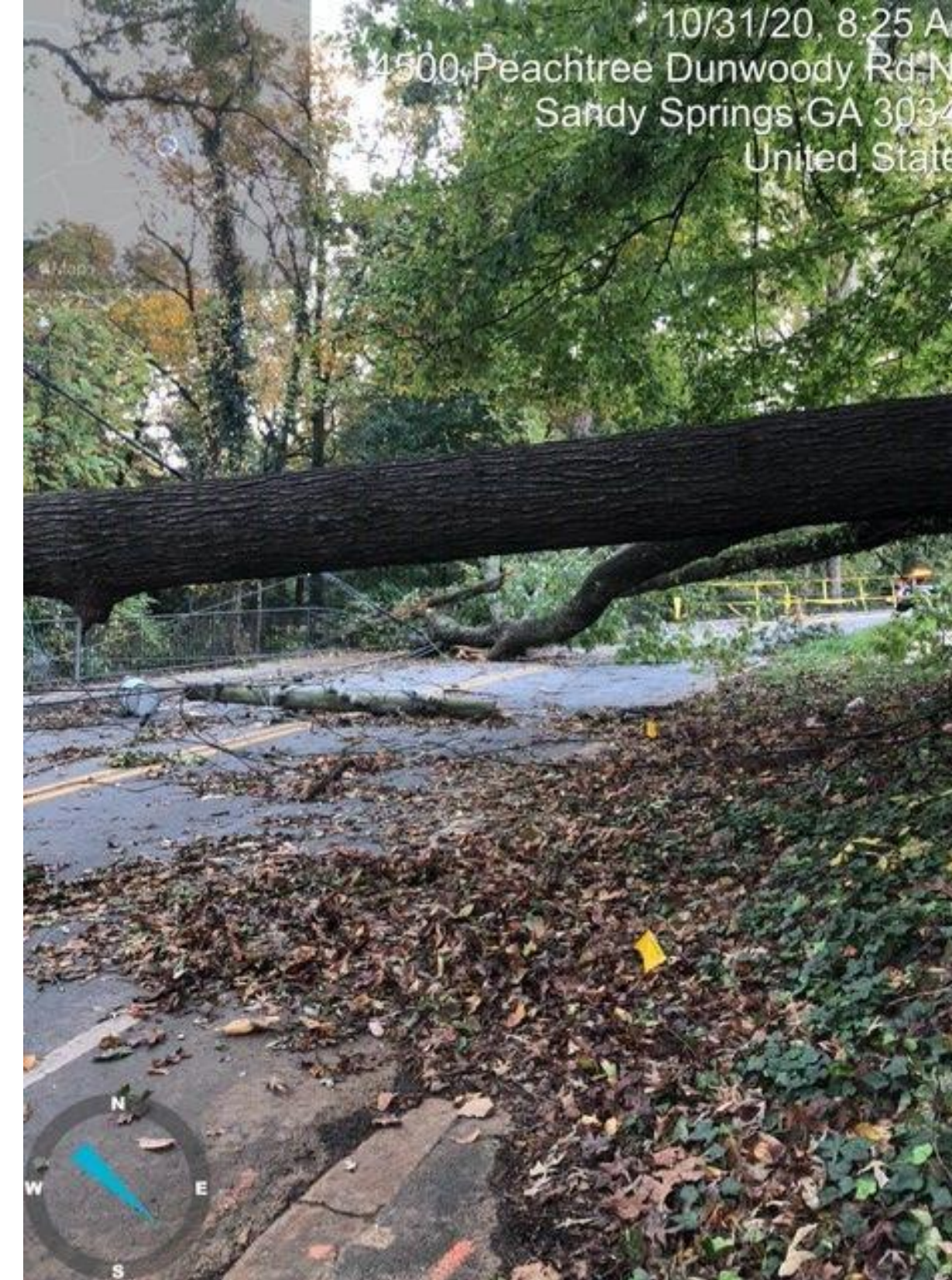
Hurricane Zeta Reported Damage Map



Hurricane Zeta Damage



Hurricane Zeta Damage



Hurricane Zeta Damage



Hurricane Zeta Recovery Status

- All traffic signals restored by October 31
- Trees not in utility lines cleared from roadways October 29, another round of trees identified and cleared October 30
- Trees in powerlines cleared from roadways as of 11:00 pm, November 1 preceded by a significant effort on October 31
 - Some AT&T and Comcast lines remain down with staff coordinating with the Utilities to track timely repair
 - Trees debris collection is underway throughout the City to collect cut up trees from road shoulders
- For any trees still in the roadway, please report to the Call Center
- For any tree debris on the road shoulder, please report next week if not cleared this week