SANDY SPRINGS
GEORGIA

BOARD OF APPEALS

Sherri Allen, Chair
Justin Sparano, Vice Chair
Jason Bodwell
Jeffrey Howe
Nathan Kongthum
Kimberly Gay
Susan Maziar

Wednesday, August 5, 2026 **Regular Meeting** **6:00 p.m.**

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

Live-stream:	www.SandySpringsGA.gov/Stream
Public Comment:	http://spr.gs/publiccomment

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

A. August 5, 2026 Board of Appeals Meeting Agenda
(Presented by: Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

A. June 3, 2026 Board Appeals Meeting Minutes
(Presented by: Samantha Brown, Planning and Zoning Clerk)

V. Cases

A. **2026-0008** **V-26-9 - 4630 Mount Paran Parkway** - Request for a Variance from Sec. 2.2.2. and 7.8.24. to allow a two-story accessory structure to encroach into the 40-foot rear setback.
(Presented by: LaQuita Williams, Planner II)

B. **2026-0010** **V-26-33 - 520 Elden Drive —** Request for a Stream Buffer Variance from Div.9.2. to allow for a porch in the 75-foot impervious surface setback and a deck in the 50-foot undisturbed vegetative buffer.
(Presented by: LaQuita Williams, Planner II)

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

SANDY SPRINGS
GEORGIA

C. **2026-0011** **V-26-41 - 4805 Jett Road** - Request for a Variance from Sec. 7.8.24. to allow a residential accessory structure in the 60-foot primary street setback. (Administrative Hold moved to September Board of Appeals meeting)
(Presented by: LaQuita Williams, Planner II)

D. **2026-0012** **V-26-43 116 - Hardeman Road** - Request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the setbacks and to exceed the maximum lot coverage.
(Presented by: LaQuita Williams, Planner II)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT
Board of Appeals Meeting, August 5, 2026

Case: **V-26-9 4630 Mount Paran Parkway**
Staff Contact: LaQuita Williams(lwilliams@sandyspringsga.gov)
Report Date: July 24, 2026

REQUEST
Request for a Variance from Sec. 2.2.2 and Sec. 7.8.24.B.2.c to construct a detached garage that encroaches 16 feet into the 40-foot rear setback

APPLICANT		
Property Owners:	Petitioner:	Representative:
Steven and Carolyn O'Brien	Kaci Palo, Permits Unlimited LLC	Kaci Palo, Permits Unlimited LLC

RECOMMENDATIONS
Department of Community Development
Staff recommends **denial** of Variance V-26-9.

MATERIALS SUBMITTED AND REVIEWED

Materials

1. Application received on March 18, 2026

Plans

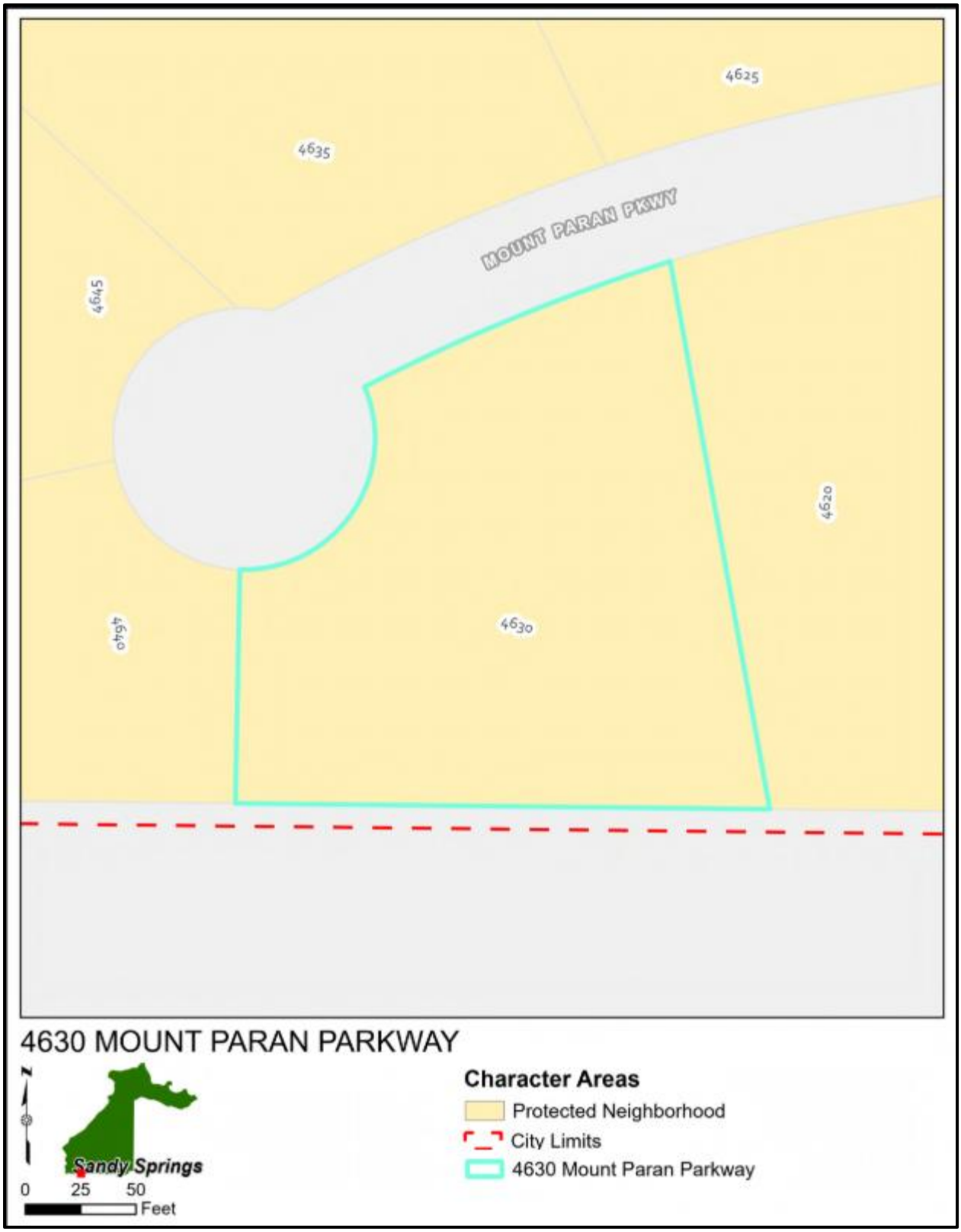
1. "*Mount Paran Survey.pdf"* received on April 20, 2026. Prepared by Gunnin Land Surveying and stamped by Jesse R. Gunnin.

2. *"260420 O'BRIEN VARIANCE.pdf"* received on April 20, 2026. Prepared by Gunnin Land Surveying and stamped by Jesse R. Gunnin

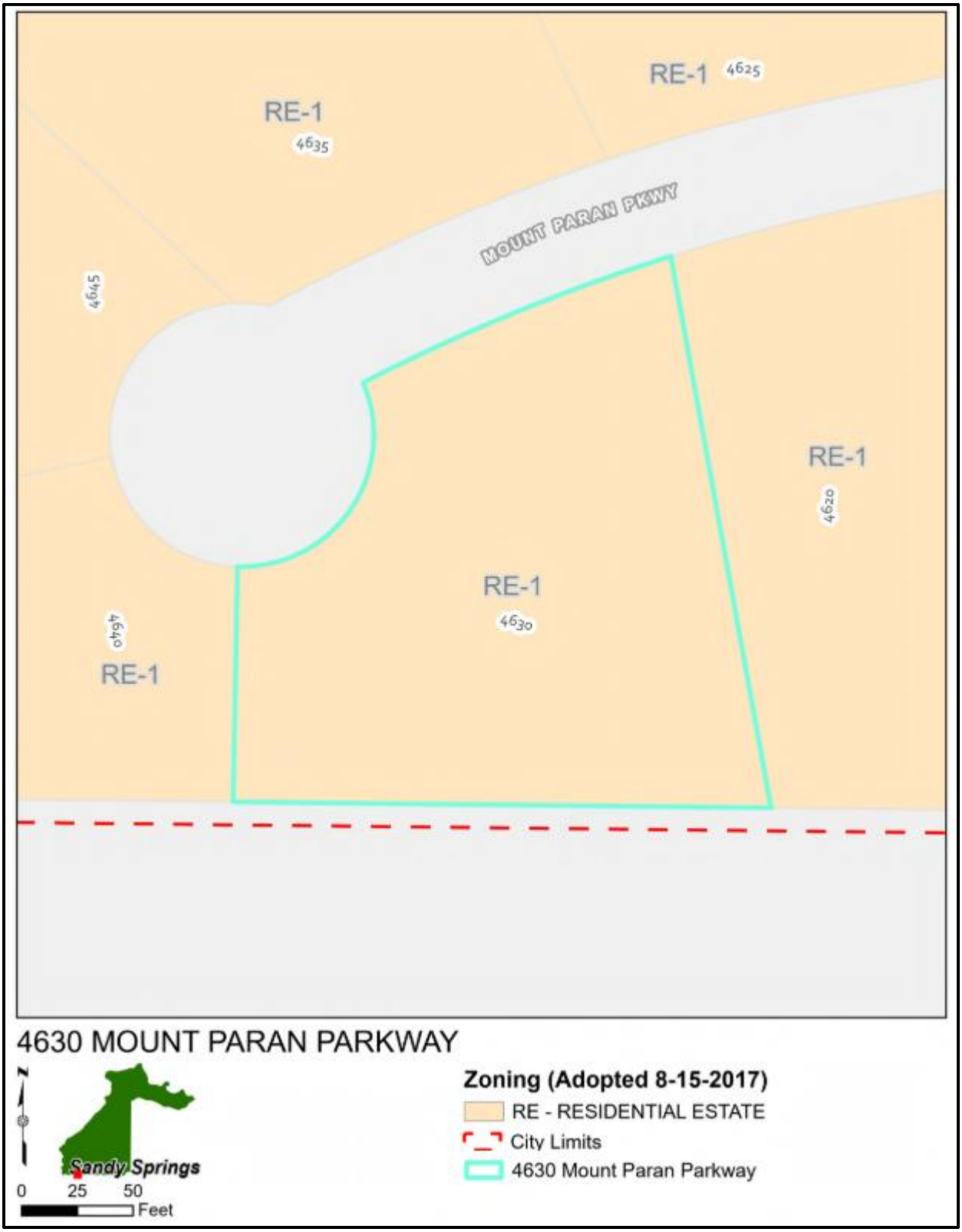
PROPERTY INFORMATION	
Location:	4630 Mount Paran Parkway (17 0177 LL1000)
Council District:	Council District 6 – Andrew Chinsky
Neighborhood:	Chastain Park Civic Association
Road frontage:	Approximately 266 feet
Lot Depth:	Approximately 220 feet
Acreage:	Approximately 0.95 acre
Current Zoning:	RE-1 (Residential Estate – 1-acre minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	1967Z-0169 – Fulton County rezoning to Single Family Dwelling District
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	**Zoning**	**Address(es)**	**Land area (acres) (approximate)**
North	RE-1 / Residential Estate	4635 Mount Paran Parkway	1.13
East	RE-1 / Residential Estate	4620 Mount Paran Parkway	0.98
South	City of Atlanta	City of Atlanta	N/A
West	RE-1 / Residential Estate	4640 Mount Paran Parkway	1.11
PROPOSED DEVELOPMENT			
-	RE-1 / Residential Estate	4630 Mount Paran Parkway	0.95

CHARACTER AREA MAP

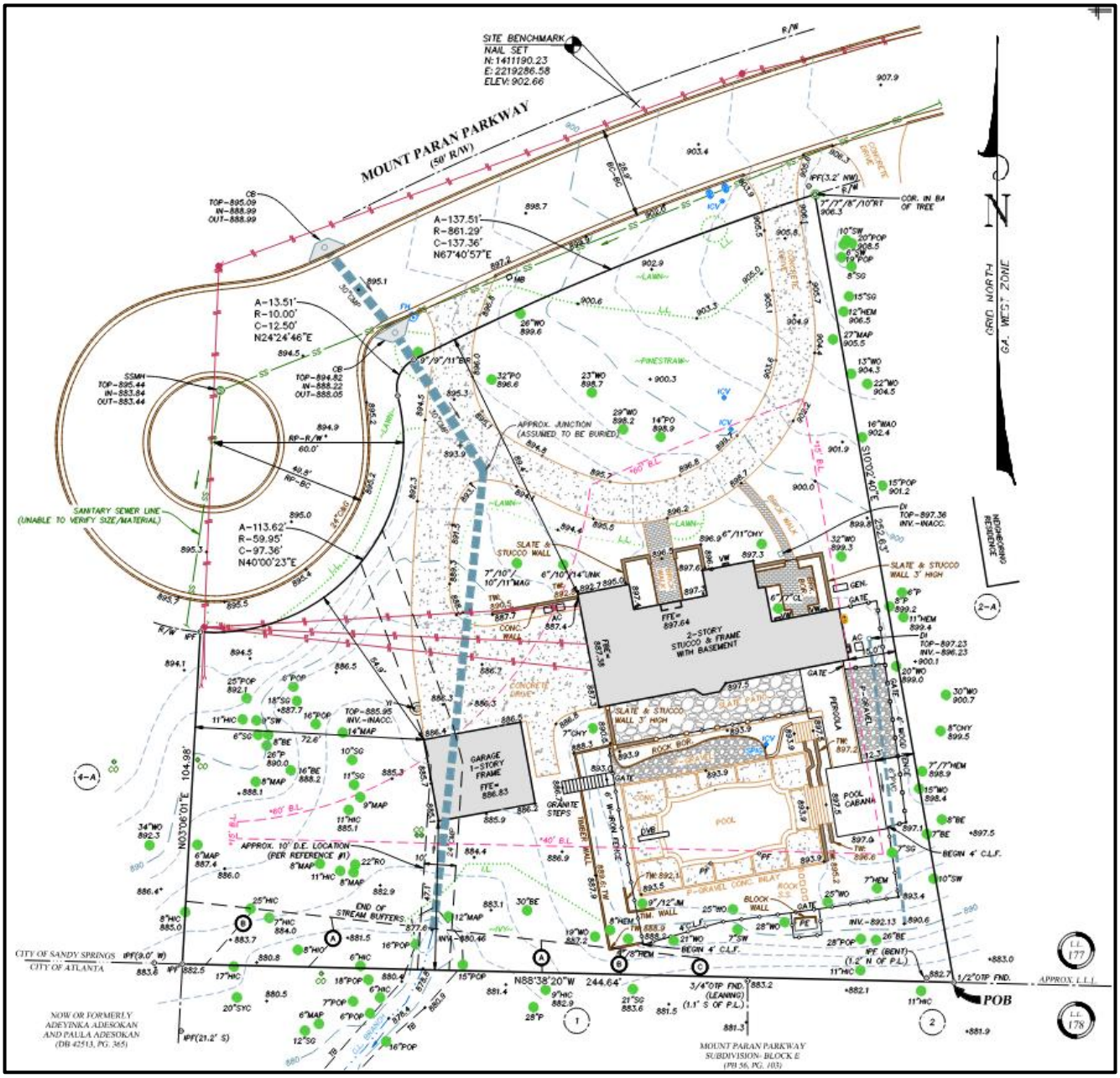


ZONING MAP


RE-1
4625
RE-1
4635
MOUNT PARAN PKWY
4645
RE-1
4620
RE-1
4630
4640
RE-1
4630 MOUNT PARAN PARKWAY
Sandy Springs
0 25 50
Feet
Zoning (Adopted 8-15-2017)
RE - RESIDENTIAL ESTATE
City Limits
4630 Mount Paran Parkway

AERIAL IMAGE

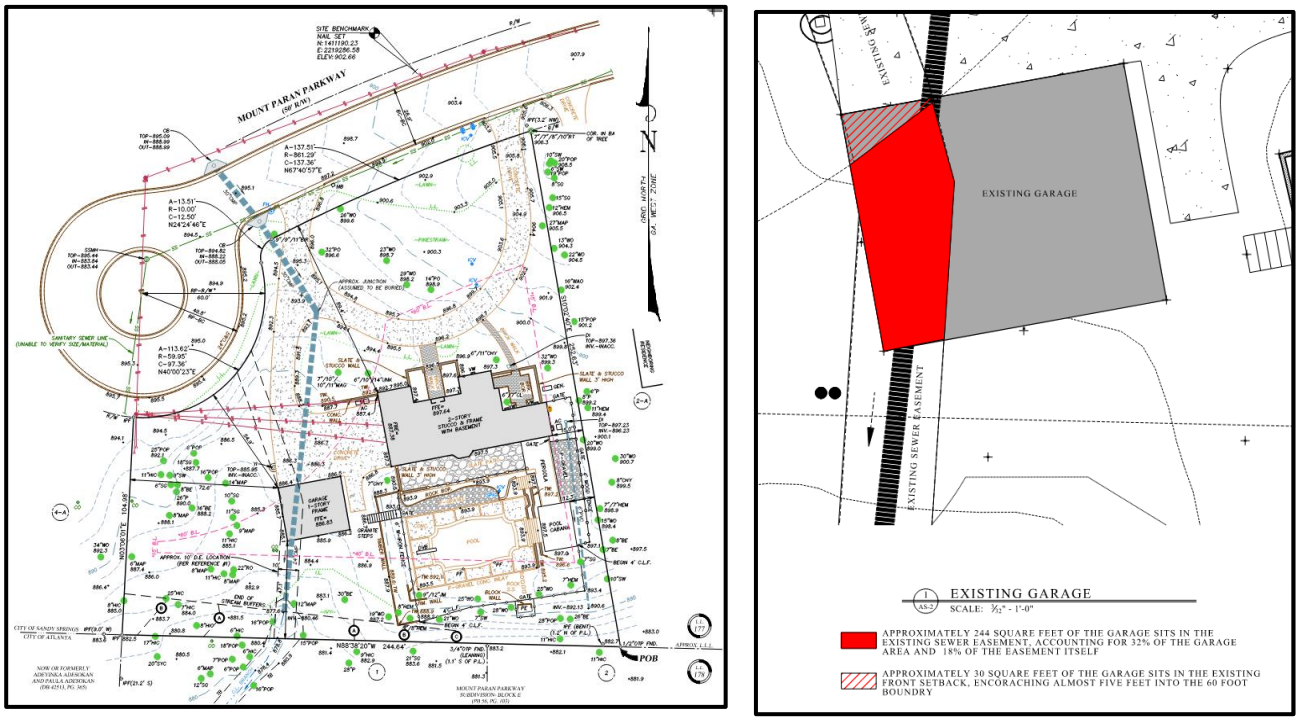
SURVEY (received April 20, 2026)



EXISTING DEVELOPMENT

The subject property is zoned RE-1 (Residential Estate – 1-acre minimum lot size) and contains approximately 0.95 acre. Located within the Chastain Park neighborhood, the property is developed with a two-story residence, a driveway, detached two-car garage, an in-ground pool, and a putting green along the western and southern sides of the detached garage. According to Fulton County records, the lot was platted in 1969, and the current owners acquired the property in 2021. The parcel is roughly square-shaped, except at the northwest corner, where the property line follows the curvature of the cul-de-sac at the end of Mount Paran Parkway. From the front of the property to the rear, the site has a downward slope of approximately 6.5%, which represents relatively mild topography for Sandy Springs.

The detached two-car garage, constructed prior to the 1980s, is partially located within a sewer easement. Approximately 244 square feet, or 30.5% of the structure, lies within the easement. The northwestern corner of the garage is also located within the primary street setback. Approximately 30 square feet of the existing garage encroaches nearly five feet into the required 60-foot primary street setback.

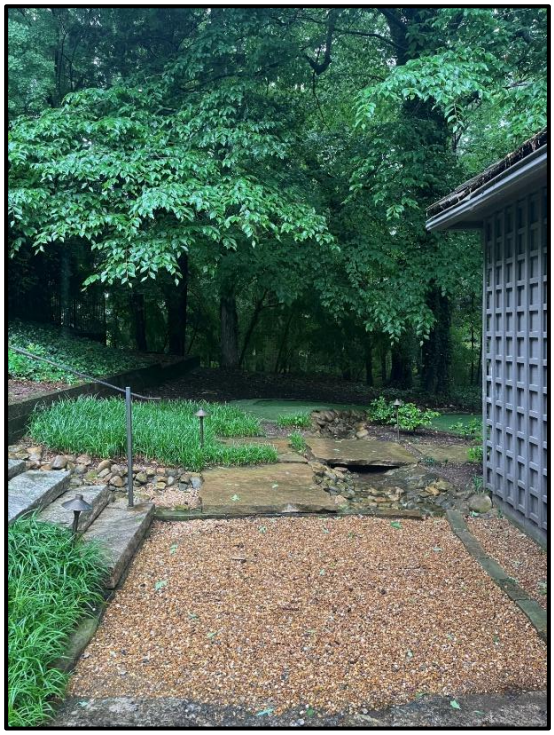


Map showing stormwater drainage easement and encroachment of current garage

View of the front of the residence facing south from Mount Paran Parkway

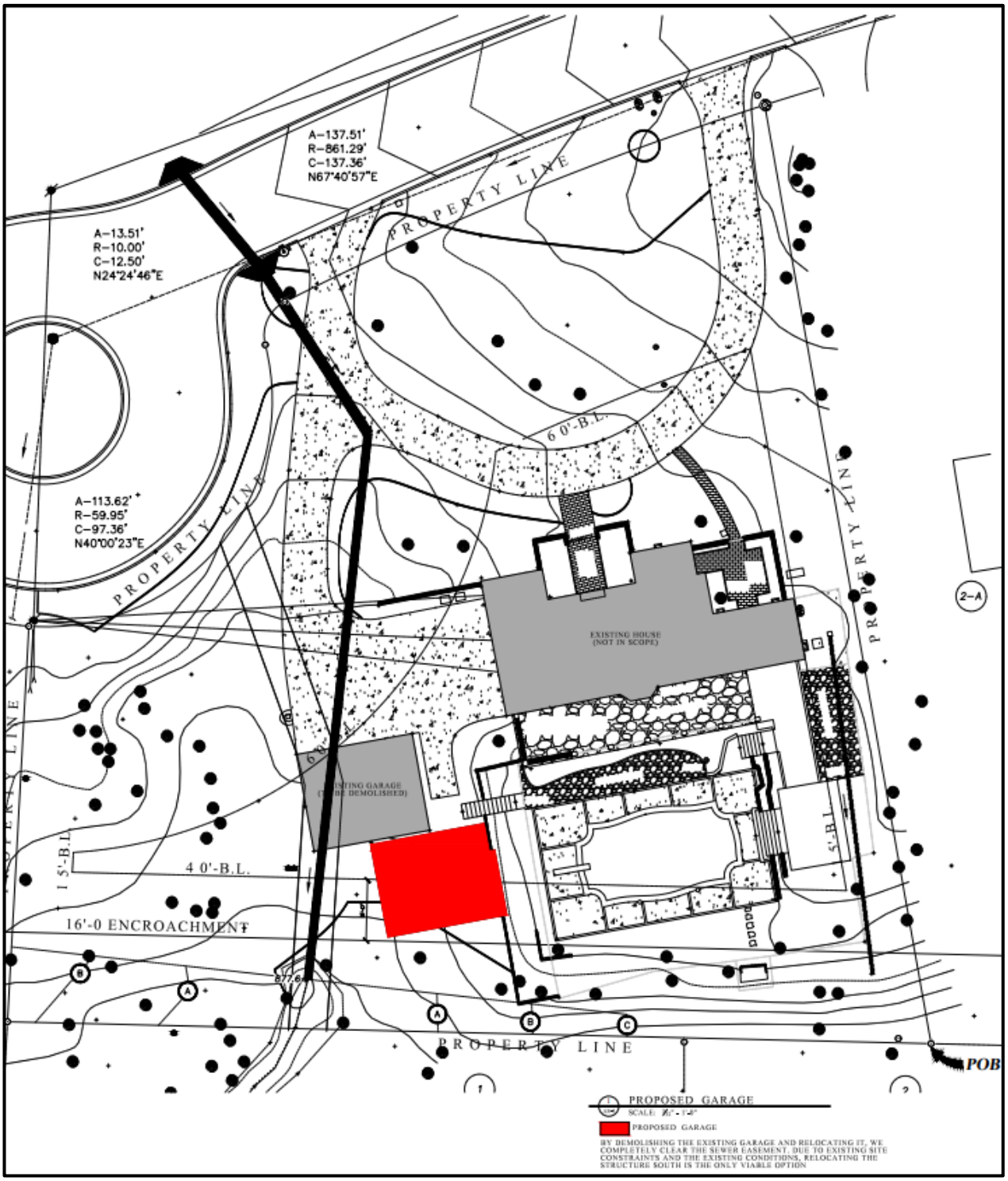
View of the existing two-car garage which currently sits upon a sewer easement

View of the rear of the existing two-car garage and the corrugated metal pipe upon which it sits



View of approximate location of proposed garage

SITE PLAN (received April 20, 2026)



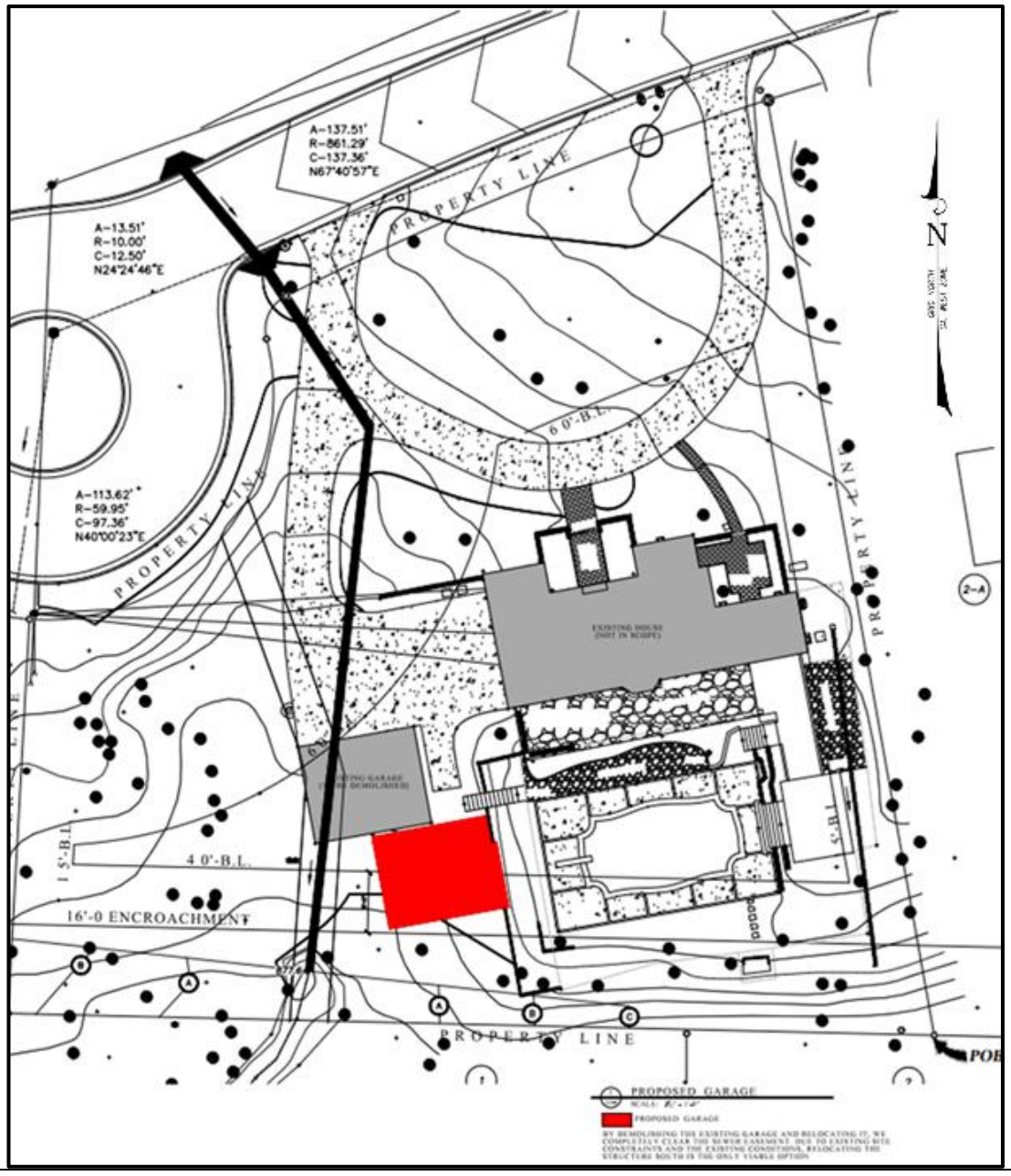
Site Plan indicating proposed accessory structure in red

PROPOSED DEVELOPMENT

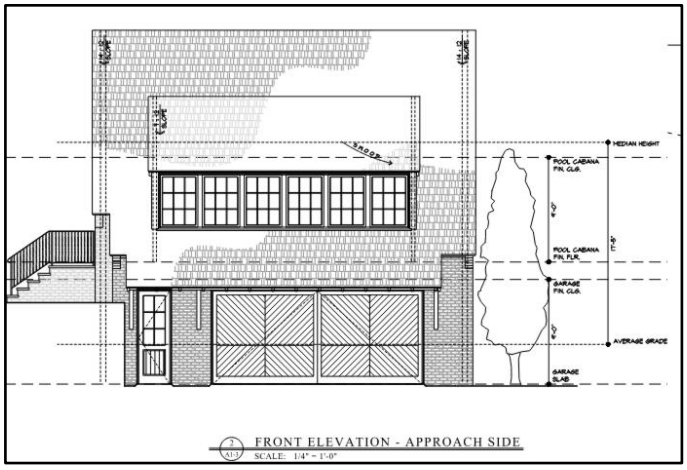
The applicant is proposing to demolish the existing two-car garage, which currently sits upon an easement and construct a new detached accessory structure with a two-car garage and guest house off of the easement, and into the 40-foot rear setback by approximately 16 feet. The proposed structure is 1,462 square feet.

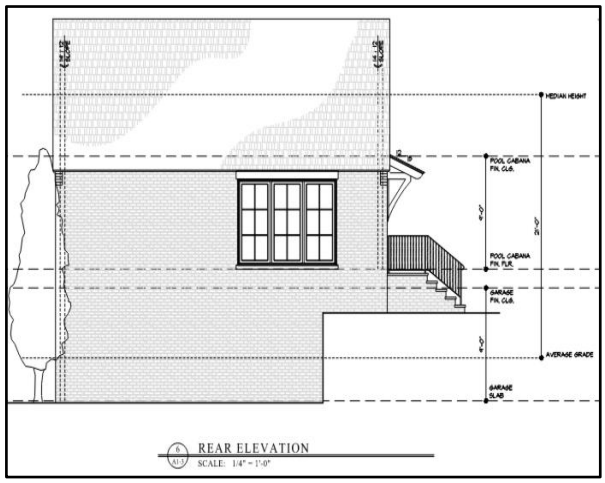
Section 2.2.2 of the Development Code, RE Placement and Height, requires a minimum 40-foot rear setback from a common lot line.

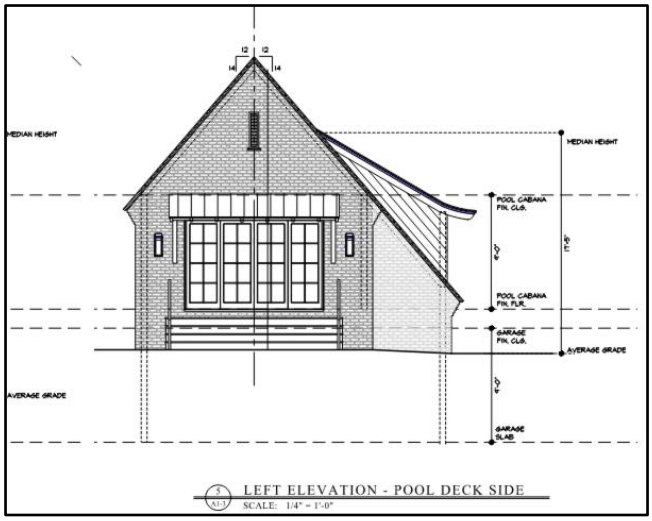
Section 7.8.24.B.2.c of the Development Code requires major residential accessory structures with a footprint exceeding 500 square feet to comply with the applicable building setbacks.

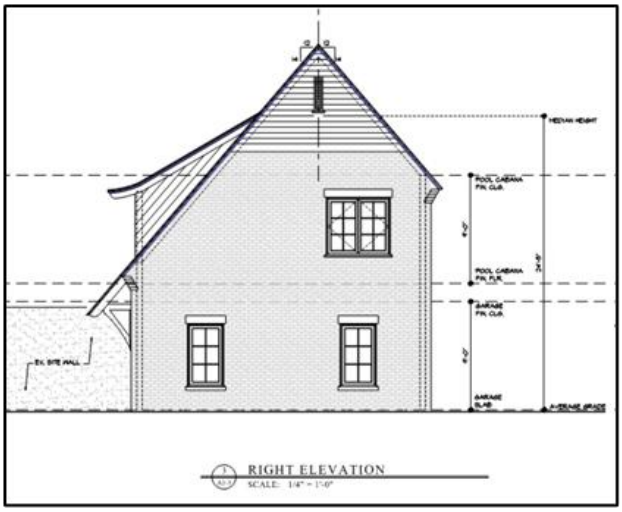


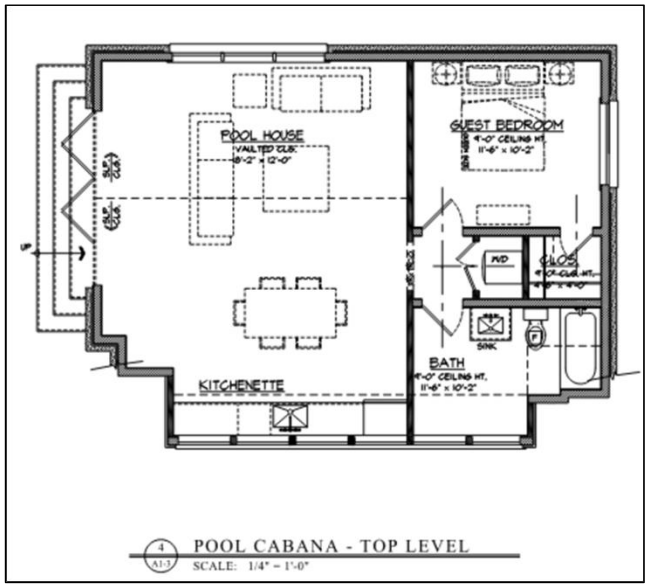
Elevations and floor plan for the proposed detached accessory structure











AREA CALCULATIONS	
CONDITIONED POOL CABANA	725 SQ.FT.
UNCONDITIONED GARAGE	737 SQ.FT.
TOTAL SQ.F.T	1,462 SQ.FT.

ROOF HEIGHT	
FRONT	17'-5"
RIGHT	24'-5"
REAR	21'-0"
LEFT	17'-5"

V-26-9 VARIANCE CONSIDERATIONS

Section 11.6.2 of the Development Code establishes the following approval criteria for variance requests:

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

Finding: The Development Code requires accessory structures with a footprint exceeding 500 square feet to comply with the applicable building setbacks. The proposed structure would encroach approximately 16 feet, or 40%, into the required 40-foot rear setback. Staff finds that approval of the requested variance would be inconsistent with the general intent of the Development Code and applicable Comprehensive Plan policies.

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

Finding: Staff finds that granting the variance would be inconsistent with the intent of the Development Code. The proposed major accessory structure would encroach approximately 16 feet into the required 40-foot rear setback, and reasonable alternative design configurations appear to exist that could reduce or eliminate the requested encroachment.

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

Finding: Staff finds that while the existing garage's location within the easement presents a site constraint, the requested variance is not solely the result of unique physical conditions of the property. The proposal to construct a major accessory structure with a guest house and two-car garage within the required rear setback is primarily driven by the applicants' preferred design and layout. Staff believes the property can reasonably accommodate development in a manner that is more consistent with the requirements of the Development Code.

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

Finding: The site is developed with an existing two-story residence, contains no significant environmental constraints, and does not appear to be affected by unusual topographic conditions that would limit reasonable development opportunities. While relocating the garage outside of the drainage easement is a reasonable objective, staff does not find that doing so necessitates an approximately 16-foot encroachment into the required 40-foot rear setback.

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

Finding: Staff finds that the applicant has not sufficiently demonstrated that the requested variance is the minimum necessary to afford relief. The property appears capable of supporting reasonable improvements without encroaching approximately 16 feet into the required rear setback. Staff believe alternative design

configurations may exist that would reduce or eliminate the extent of the requested encroachment while still allowing the garage to be relocated outside of the easement.

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

Finding: Staff finds that the application does not sufficiently demonstrate how equal or greater protection of adjacent properties would be achieved if the variance were granted. Although the proposal would relocate the existing garage outside of the easement, the requested 16-foot encroachment into the required 40-foot rear setback appears to exceed what is necessary to reasonably develop the property.

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

Finding: Although relocating the existing garage outside of the easement would be beneficial, there appear to be viable alternative design solutions that could achieve this objective while remaining more consistent with the requirements of the Development Code.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:
Alternative plan with the requirement for variance can be developed.
Sandy Springs Arborist:
Please explain why the alternative location identified during building plan review would not work for the project. Refer to the marked-up plan included in the attachments and explain how movement to the east would adversely affect the existing elevated pool deck, site walls, exterior stairs, and parking pad. A sketch illustrating these constraints would also be helpful.
Sandy Springs Deputy Building Official:
Please refer to the marked-up plan included in the attachments and explain why the identified alternative location would not work. Specifically, describe how movement to the east would adversely affect the existing elevated pool deck, site walls, exterior stairs, and parking pad. A sketch illustrating these constraints would also be helpful.
Sandy Springs Land Development Manager:
There appears to be an alternative location that would place the proposed garage outside of the drainage easement
Sandy Springs Fire Marshal:
No comment provided.
Sandy Springs Transportation Planner:
No comment provided.
Correspondence Received:
No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS
Staff recommends **Denial** of Variance V-26-9, a request for relief from Sections 2.2.2 and 7.8.24.B.2.c of the Development Code to construct a detached garage that would encroach approximately 16 feet into the required 40-foot rear setback.

Scenes from the Northside Hospital Peachtree Road Race

Photos by Dave Quick

More than 55,000 runners and walkers filled the streets of Atlanta on July 4 for the world's largest 10K race.

The 57th running of the Peachtree Road Race marked the event's first year with a title sponsor in more than 50 years, making it the Northside Hospital Peachtree Road Race. Participants started at Lenox Square and finished in Piedmont Park, running through the heart of the city before crossing the finish line into a post-race celebration.

Early registration for the 2027 Northside Hospital Peachtree Road Race on July 4 and the 2027 Northside Hospital Polar Opposite Peachtree Road Race on Jan. 2 is open through July 11. During the early registration period, participants can guarantee entry into both events while receiving the lowest registration price.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-9
Petitioner:	Kaci Palo, Permits Unlimited, LLC
Property Location:	4630 Mount Paran Parkway Parcel # 17 0177 LL1000
Current Zoning:	RE-1
Request:	Request for a Variance from Sec. 2.2.2. and 7.8.24. to allow a two-story accessory structure to encroach into the 40-foot rear setback.
Public Hearings:	Board of Appeals Wednesday, August 5 , 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-43
Petitioner:	Alex Brock, SGR Law
Property Location:	116 Hardeman Road Parcel # 17 009300020117
Current Zoning:	RD-18
Request:	Request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the setbacks and to exceed the maximum lot coverage.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-41
Petitioner:	Richard Goldstein, Mosaic Design Build
Property Location:	4805 Jett Road Parcel # 17 0162 LL0975
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 7.8.24. to allow a residential accessory structure in the 60-foot primary street setback.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-33
Petitioner:	Peter Macmaster, Theory Homes
Property Location:	520 Elden Drive Parcel # 17 006800040454
Current Zoning:	RD-18
Request:	Request for a Stream Buffer Variance from Div. 9.2. to allow for a porch in the 75-foot impervious surface setback and a deck in the 50-foot undisturbed vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SUMMARY AND JUSTIFICATION FOR VARIANCE

September 22, 2025

4630 MOUNT PARAN PARKWAY NW

SANDY SPRINGS, GA. 30327

Summary of Proposed Construction Changes

An existing, tow car detached garage sits on the property, partially built over an existing sewer easement. The Obrien's are asking to

1-Demolish the existing structure and regain the sewer easement

2-Build a new structure that consists of a two-car garage and a pool house, partially within the existing rear setback

3-Coordinate with a new parking pad at the new structure, all within the buildable area and adhering to zoning laws

Justification Statement

I request a variance to reduce the South side setback from 40'-0" to 25'-2" in order to locate the proposed pool house in closer proximity to the existing pool deck. Approximately thirty percent of the existing garage is located within the sewer easement that is running through the property. We would demolish the existing garage and regain the entire sewer easement

1-There are extraordinary and exceptional conditions pertaining to the Particular piece of property in question because of its size shape or topography. The existing detached garage lies directly over a sewer easement, making any necessary work to be performed very difficult. We want to relieve the City of Atlanta and the community of that obstacle by removing the structure from within the easement boundaries and relocating it to be closer to the existing pool deck.

2-The application of the zoning ordinance of the City of Atlanta to this Particular piece of property would create an unnecessary hardship.

The sewer easement that the existing garage sits on greatly restricts the area of the site in which we can build a garage. If we are granted the setback encroachment, it would not only benefit the clients, but the City of Atlanta and the community as well, by making necessary repairs to the sewer much easier.

3-Such conditions are peculiar to this piece of property involved.

The conditions outlined above are peculiar to this piece of property because of the existing non-conformance.

4-Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance of the city of Atlanta.

This proposed layout will not cause any detriment to the public good or impair the purpose and intent of the zoning ordinance of the City of Atlanta. The demolition of the existing garage and construction of a new one will not impose on any neighbors as the lots are large and heavily wooded. On the contrary, removing the existing structure from the sewer easement would only be beneficial to the community and the City of Atlanta in the event that the sewer needs repair.

SUMMARY AND JUSTIFICATION FOR VARIANCE

March 10, 2026

4630 Mount Paran Parkway NW

Sandy Springs, GA. 30327

Requested Variance

We are requesting a variance to decrease the rear yard setback from 40'-0" to 24'-0" (including overhang) to relocate the detached garage to remove it from the existing sewer easement in the hopes of avoiding problems that are out of our control. Currently the detached garage lies directly in the middle of the sewer easement running through our property.

Factual details

The total property at 4630 Mount Paran Parkway NW is .969 acres The existing detached garage is approx. 800 square feet, of which 244 square feet of it lie directly on the sewer easement (30.5 %). The total area of the easement on the property is 1,370 sq ft with approximately 18% of it fully covered by the existing garage. We propose a new two-story structure,1,462 square feet in size, slightly South on the property and clear of the easement. To accomplish this, we would need to encroach 16 feet (including overhang) into the rear setback, with an area of 377 square feet

Alternative Designs

Alternative locations for the garage were explored, but due to the site constraints we are unable to locate the new structure anywhere else on the property to meet our goal. Any relocation to the north and west of the property is unbuildable due to the sewer easement and property setbacks and any movement to the east would adversely affect the existing elevated pool deck, site walls and exterior stairs, as well as the parking pad. The only way to totally clear the sewer easement is to relocate the detached garage approx. 27'-0" South, resulting in a 16'-0 encroachment into the rear setback

Variance Analysis

The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies.

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

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

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

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

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

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

2. Failure of an applicant to obtain a land disturbance, building, or any other permit required by this Code shall not in and of itself constitute a justification for a variance absent a showing of the criteria listed under Section 1 above.
Note: The general purpose and intent of the Development Code (Sec. 1.1.5.) includes:

- Ensuring conservation of land and natural resources.
- Promoting the preservation and enhancement of tree canopy in residential areas
- Guiding reinvestment in established neighborhoods that preserves and reinforces their unique characteristics.
- Promoting development along transit corridors that enhances their function as mixed-use, walkable centers that serve surrounding residential neighborhoods.
- Providing standards for compatible transitions of use, building scale, and height between existing and new development.
- Providing clear and consistent procedures for appropriate and effective public involvement in land use and development decisions.
- Providing building and site design standards that address the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
- Providing parking and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality
- Promoting quality landscape and building design that advance the function and beauty of Sandy Springs
- Providing clear regulations and processes that result in predictable, efficient, and coordinated development review
- Promoting conservation of land, energy, and natural resources
- Promoting sustainable building and site design practices
- Promoting diverse housing options along the City's major corridors and within its nodes
- Providing standards for interconnected streets and development patterns that support all modes of travel (walking, bicycling, public transit, driving)

Written Description: 4630 Mount Paran Parkway

All that tract or parcel of land lying and being in Land Lot 177 of the 17th District, City of Sandy Springs Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1/2" open top pipe found along the line common to Land Lots 177 and 178, and being at the Southeast corner of lot 3A of the Kaminsky-Socoloff property, recorded at Plat Book 92, Page 100, said point being the **TRUE POINT OF BEGINNING.**

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
thence along said Land Lot Line N88°38'20"W for a distance of 244.64 feet to a 1/2" rebar found;
thence leaving said Land Lot Line N03°06'01"E for a distance of 104.98 feet to a 1/2" rebar found at the southerly right of way of Mount Paran Parkway (50' right of way);
thence along said right of way of Mount Paran Parkway the following courses and distances:
113.62 feet along the arc of a curve to the left, said curve having a radius of 59.95 feet and being subtended by a chord of N40°00'23"E, 97.36 feet to a point;
13.51 feet along the arc of a curve to the right, said curve having a radius of 10.00 feet and being subtended by a chord of N24°24'46"E, 12.50 feet to a point;
137.51 feet along the arc of a curve to the right, said curve having a radius of 861.29 feet and being subtended by a chord of N67°40'57"E, 137.36 feet to a point in the base of a Red Tip tree cluster;
thence leaving said right of way S10°02'40"E for a distance of 252.63 feet to a 1/2" open top found, said point being the **TRUE POINT OF BEGINNING.**

Said tract or parcel of land contains 0.969 acres.

SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: Carolyn O'Brien	Sworn and subscribed before me this 27 th day of FEBRUARY 20 26
Address: 4630 Mount Paran Pkwy	Notary public:
City, State, Zip Code: Atlanta, GA 30327	Seal: EMILY PATTON NOTARY PUBLIC BARTOW COUNTY, GA MY COMMISSION EXPIRES JANUARY 26 2029
Email address: [redacted]	
Phone number:	
Owner's signature:	Commission expires: 01/26/2029

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

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

SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: Steven O'Brien	Sworn and subscribed before me this 27th day of FEBRUARY 20 26
Address: 4630 Mount Paran Pkwy	
City, State, Zip Code: Atlanta, GA 30327	Notary public:
Email address: [redacted]	Seal: EMILY PAXTON NOTARY PUBLIC BARTOW COUNTY, GA MY COMMISSION EXPIRES JANUARY 26 2029
Phone number:	
Owner's signature:	Commission expires: 01/26/2029

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

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

SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART II

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

Agent's name: **Kaci Palo**	
Company: **Permits Unlimited LLC**	
Address: **11443 Hazelbrand Rd NE**	
City, State, Zip Code: **Covington, GA 30014**	
Email address: **kaci@permitsunlimitedllc.com**	
Phone number: **770-871-9040**	
Agent's signature:	
Applicant's signature:	

Sworn and subscribed before me this

17th th day of March 2026

Notary public: Ramona V. Bystrom

Seal:

Commission expires: 01/28/2028

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF LESS THAN 0.04'. IT HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 181,734.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 TOTAL STATION.

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

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 01.22.21

CONTOUR INTERVAL IS 2'

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0143F DATED SEPTEMBER 18, 2013.

ALL MATTERS OF TITLE EXCEPTED.

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

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

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SITE ADDRESS IS LISTED AS: 4630 MOUNT PARAN PARKWAY ATLANTA, GA 30327

THE CURRENT PARCEL IDENTIFICATION NUMBER IS 17 0177 LL 1000.

REFERENCE #1: RECORD PLAT OF KAMINSKY–SOCOLOFF PROPERTY, RECORDED IN PLAT BOOK: 92, PAGE 100.

*BUILDING SETBACK LINES SHOWN PER CITY OF SANDY SPRINGS ZONING CODE

TOTAL AREA= 0.969 ACRES

SYMBOL LEGEND

- IPF / IPS — 1/2" REBAR FOUND / 1/2" REBAR SET
- RIGHT–OF–WAY MONUMENT FOUND
- (42) ADJOINING LOT NUMBER
- (36) LOT NUMBER
- (177) LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE – UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELEC ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- GAS METER
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- WEIR INLET
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- TREE

ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DVB	DIVING BOARD
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
L.L.	LAWN LIMITS
I.L.	IVY LIMITS
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PE	POOL EQUIPMENT
PF	POOL FILTER
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
WI	WEIR INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

- (A) 25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)
- (C) 75' COUNTY NON–IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT–OF–WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

TREE ABBREVIATIONS

BE	BEECH
BIR	BIRCH
CHY	CHERRY
CL	CHERRY LAUREL
HEM	HEMLOCK
HIC	HICKORY
JM	JAPANESE MAPLE
MAG	MAGNOLIA
MAP	MAPLE
P	PINE
PO	POST OAK
POP	POPLAR
RO	RED OAK
RT	RED TIP
SG	SWEET GUM
SW	SOURWOOD
UNK	UNKNOWN
WAO	WATER OAK
WO	WHITE OAK

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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

JESSE R. GUNNIN GA RLS NO. 3079 — 01.26.21 DATE

1 (AS-1) SURVEY (BY OTHERS)
SCALE: NTS

SETBACKS	
FRONT	60 FEET
SIDE	15 FEET
REAR	40 FEET

AREA CALCULATIONS	
LOT SIZE	42,210 SQ.FT.
EXISTING GARAGE SQ.FT.	773 SQ.FT.
PROPOSED GARAGE SQ.FT.	
(UNCOND.) GROUND LEVEL	725 SQ.FT.
MAIN LEVEL	737 SQ.FT.
TOTAL	1,462 SQ.FT.

VARIANCE SET

FILENAME: REVISION.dwg PLOT DATE: 04.16.2026

DATE	REVISION
03.16.26	REV. #1 – UPDATED SETBACKS PER CITY ZONING CODE
04.16.26	REV. #2–REVISED FRONT SETBACK

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
CARRIE O'BRIEN
(BEING LOT 3-A, KAMINSKY - SOCOLOFF PROPERTY)
LOCATED IN LAND LOT 177
17th DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA
JANUARY 26, 2021

GUNNIN LAND SURVEYING
107 Mountain Brook Drive, Suche 104 Cloverna, GA 30015
www.gunninsurvey.com
T: 678.880.2002
F: 678.608.4735
License No.: LSF 001933

GEORGIA REGISTERED No. 3079 LAND SURVEYOR JESSE R. GUNNIN

DRAWN BY: JJE
CHECKED BY: JRG

PROJECT NO. 21003

SHEET 1 OF 1

Greg Busch, Architects A.I.A
91 West Wieuca Road
Atlanta, Georgia 30342
phone: (404) 252-8073
fax: (404) 252-8074
gb@gregbusch.com

All drawings, as instruments of service, are the property of Greg Busch Architects and shall not be reproduced, modified, or reused in any way without the written consent from, and proper compensation to Greg Busch Architects.

The contractor shall check and verify all dimensions, structural sizes and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

NOT RELEASED FOR CONSTRUCTION

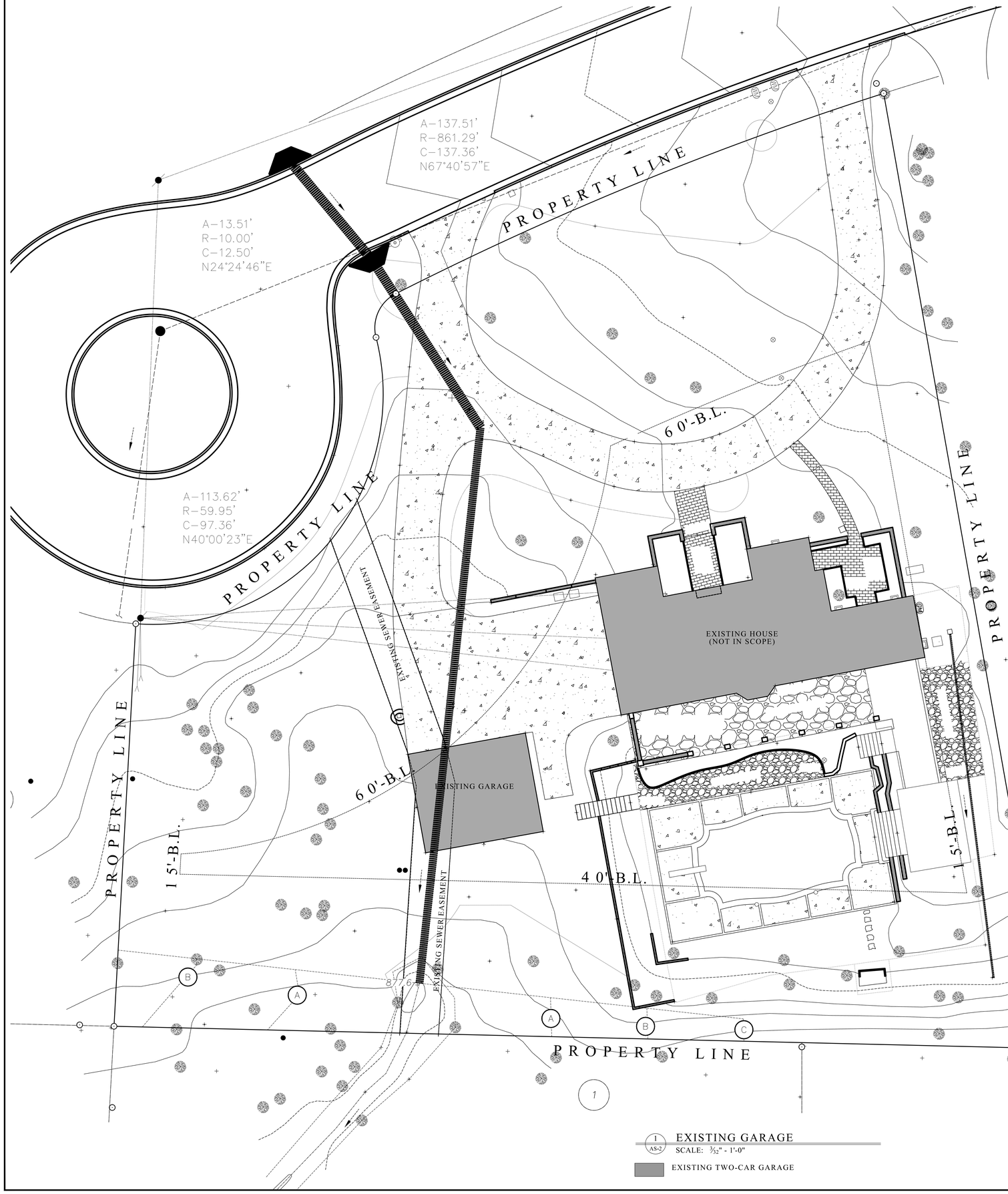
O'BRIEN RESIDENCE
4630 MT. PARAN PARKWAY NW
SANDY SPRINGS, GA 30327

stamps

issue

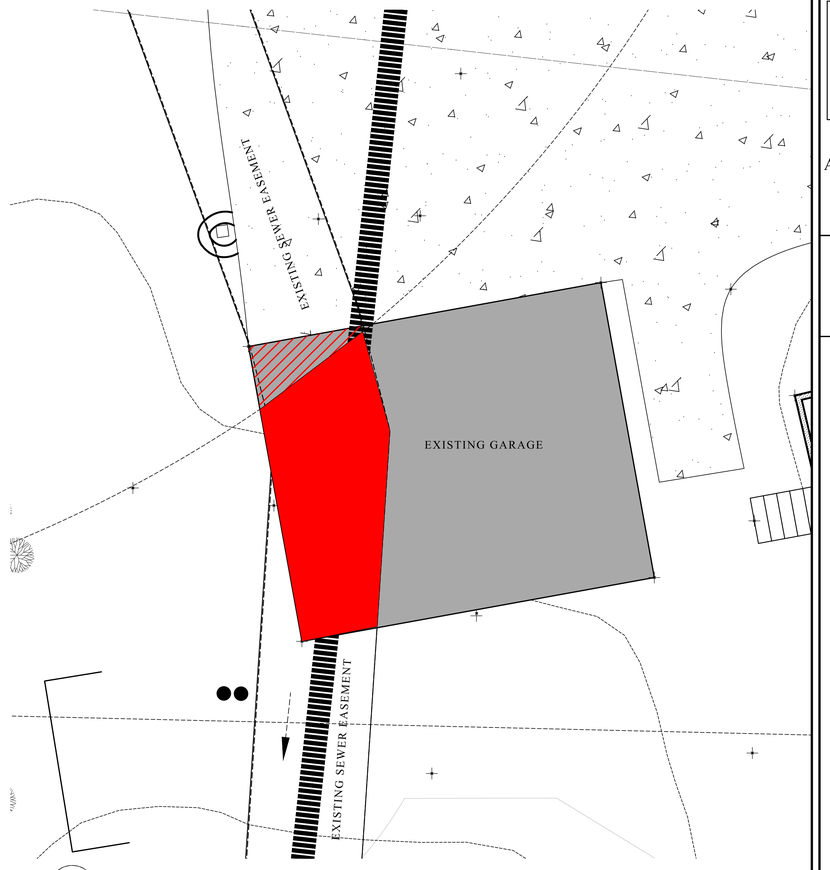
date APRIL 20, 2026
scale
drawn SH, JML checked GB
title
sheet number AS-1

NOT RELEASED FOR CONSTRUCTION



1 AS-2 EXISTING GARAGE
SCALE: 3/32" - 1'-0"

EXISTING TWO-CAR GARAGE



1 AS-2 EXISTING GARAGE
SCALE: 3/32" - 1'-0"

APPROXIMATELY 244 SQUARE FEET OF THE GARAGE SITS IN THE EXISTING SEWER EASEMENT, ACCOUNTING FOR 32% OF THE GARAGE AREA AND 18% OF THE EASEMENT ITSELF

APPROXIMATELY 30 SQUARE FEET OF THE GARAGE SITS IN THE EXISTING FRONT SETBACK, ENCORACHING ALMOST FIVE FEET INTO THE 60 FOOT BOUNDRY

VARIANCE SET

NOT RELEASED FOR CONSTRUCTION

Greg Busch,
Architects A.I.A
91 West Wieuca Road
Atlanta, Georgia 30342
phone: (404) 252-8073
fax: (404) 252-8074
gb@gregbusch.com

All drawings, as instruments of service, are the property of Greg Busch Architects and may not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to Greg Busch Architects.

The contractor shall check and verify all dimensions, structural sizes and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

O'BRIEN RESIDENCE

4630 MT. PARAN PARKWAY NW
SANDY SPRINGS, GA 30327

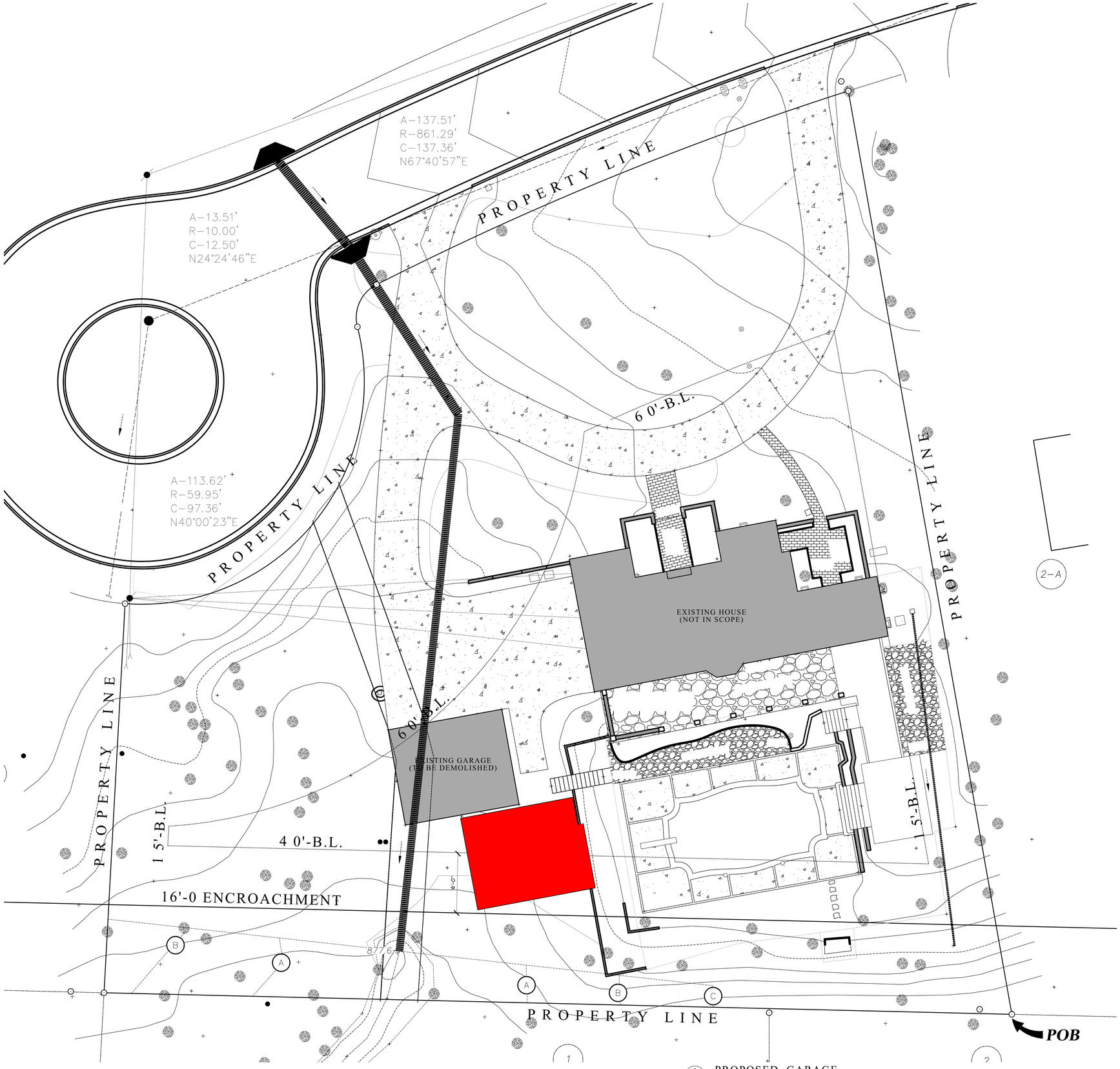
stamps

issue

date APRIL 20, 2026
scale
drawn SH, JML checked GB
title

sheet number AS-2

NOT RELEASED FOR CONSTRUCTION



1 AS-3 PROPOSED GARAGE

SCALE: 3/32" - 1'-0"

PROPOSED GARAGE

BY DEMOLISHING THE EXISTING GARAGE AND RELOCATING IT, WE COMPLETELY CLEAR THE SEWER EASEMENT. DUE TO EXISTING SITE CONSTRAINTS AND THE EXISTING CONDITIONS, RELOCATING THE STRUCTURE SOUTH IS THE ONLY VIABLE OPTION

VARIANCE SET

Greg Busch,
Architects A.I.A

91 West Wieuca Road
Atlanta, Georgia 30342
phone: (404) 252-8073
fax: (404) 252-8074

gb@gregbusch.com

All drawings, as instruments of service, are the property of Greg Busch Architects and may not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to Greg Busch Architects.

The contractor shall check and verify all dimensions, structural sizes and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

NOT RELEASED FOR CONSTRUCTION

O'BRIEN RESIDENCE

4630 MT. PARAN PARKWAY NW
SANDY SPRINGS, GA 30327

stamps

issue

date APRIL 20, 2026

scale

drawn SH, JML checked GB

title

sheet number AS-3

NOT RELEASED FOR CONSTRUCTION

Greg Busch,
Architects A.I.A

91 West Wieuca Road
Atlanta, Georgia 30342
phone: (404) 252-8073
fax: (404) 252-8074

gb@gregbusch.com

All drawings, as instruments of service, are the property of Greg Busch Architects and may not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to Greg Busch Architects.

The contractor shall check and verify all dimensions, structural sizes and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

NOT RELEASED FOR CONSTRUCTION

O'BRIEN RESIDENCE

4630 MT. PARAN PARKWAY, NW
SANDY SPRINGS, GA 30327

stamps

issue

date APRIL 20, 2026

scale

drawn SH, JML checked GB

title

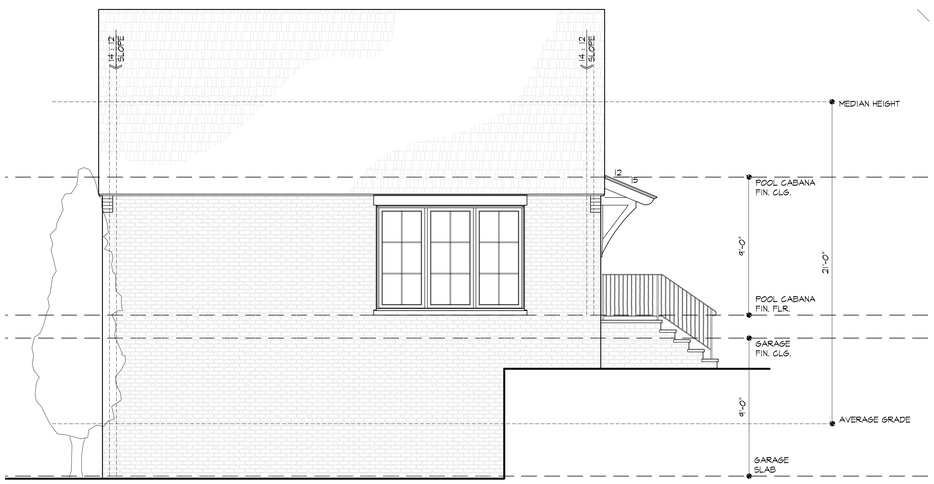
sheet number AS-4

1 AS-4 SITE

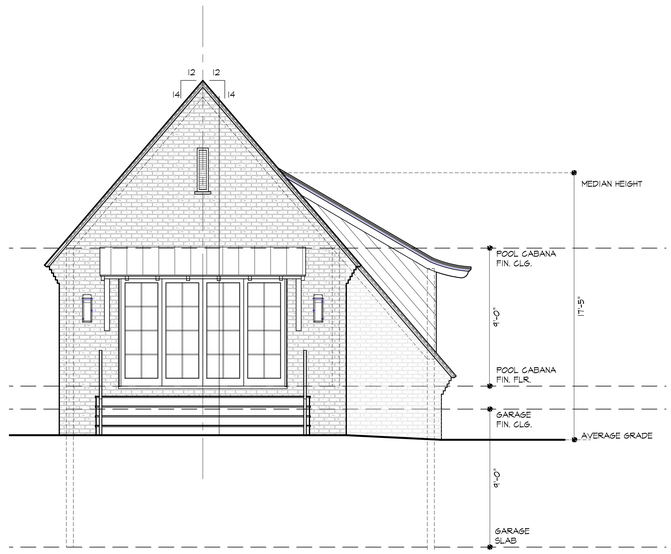
SCALE: NTS

VARIANCE SET

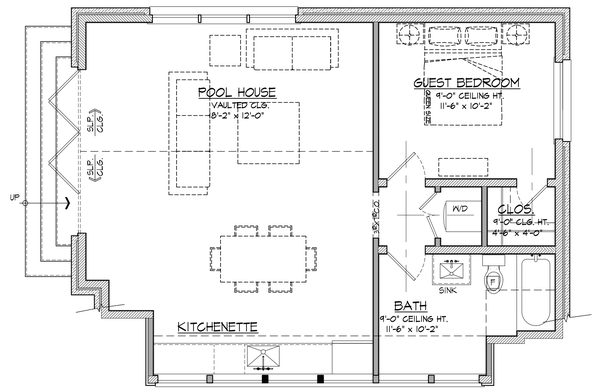
NOT RELEASED FOR CONSTRUCTION



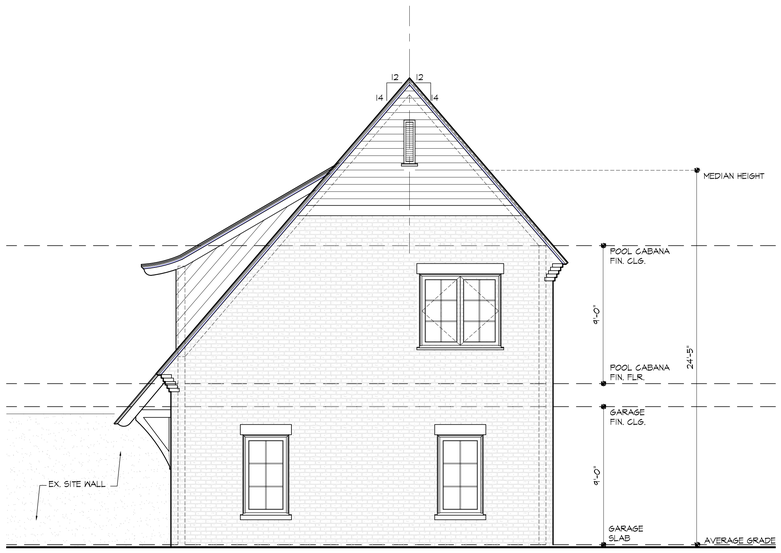
6 A1-3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



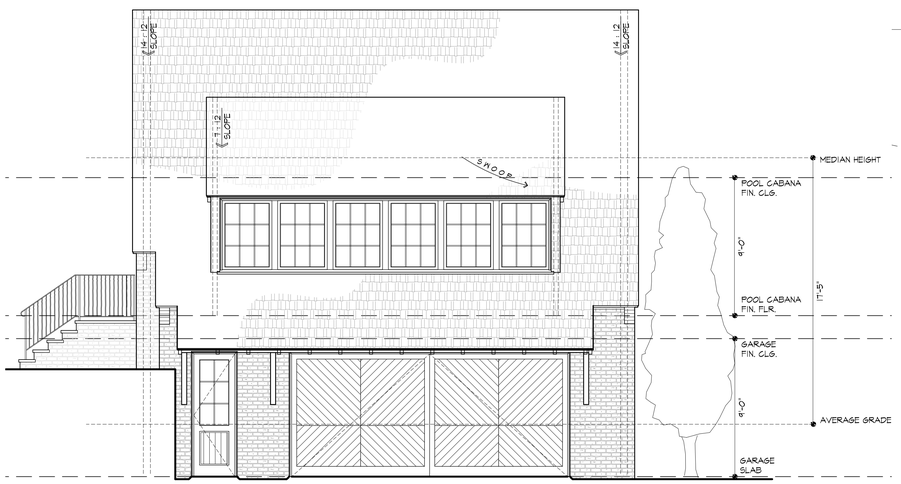
5 A1-3 LEFT ELEVATION - POOL DECK SIDE
SCALE: 1/4" = 1'-0"



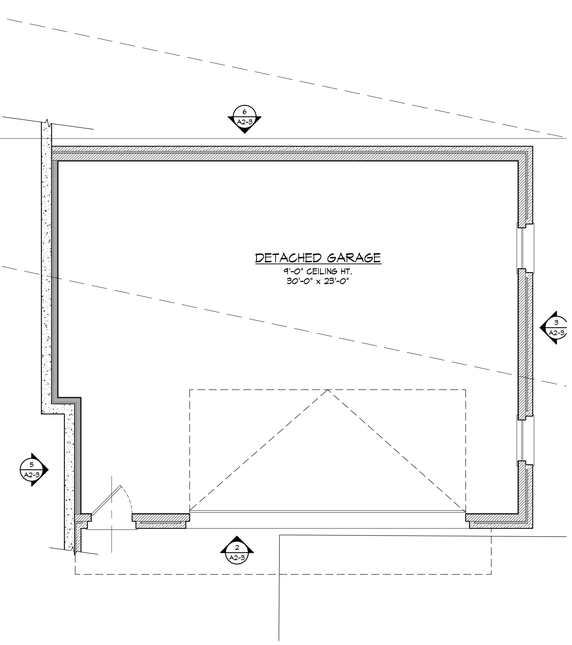
4 A1-3 POOL CABANA - TOP LEVEL
SCALE: 1/4" = 1'-0"



3 A1-3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 A1-3 FRONT ELEVATION - APPROACH SIDE
SCALE: 1/4" = 1'-0"



1 A1-3 GARAGE- GROUND LEVEL
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS	
CONDITIONED POOL CABANA	725 SQ.FT.
UNCONDITIONED GARAGE	737 SQ.FT.
TOTAL SQ.FT	1,462 SQ.FT.

ROOF HEIGHT	
FRONT	17'-5"
RIGHT	24'-5"
REAR	21'-0"
LEFT	17'-5"

VARIANCE SET

NOT RELEASED FOR CONSTRUCTION

Greg Busch, Architects A.I.A
91 West Wieuca Road
Atlanta, Georgia 30342
phone: (404) 252-8073
fax: (404) 252-8074
gb@gregbusch.com

All drawings, as instruments of service, are the property of Greg Busch Architects and shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to Greg Busch Architects.

The contractor shall check and verify all dimensions, structural sizes and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

O'BRIEN RESIDENCE

4630 MT. PARAN PARKWAY NW
SANDY SPRINGS, GA 30327

stamps

issue

date APRIL 20, 2026
scale
drawn SH, JML checked GB
title

sheet number A1-2

NOT RELEASED FOR CONSTRUCTION

Board of Appeals

August 5, 2026

SANDY SPRINGS
GEORGIA

V-26-9
4630 Mount Paran Parkway

STAFF RECOMMENDATION:

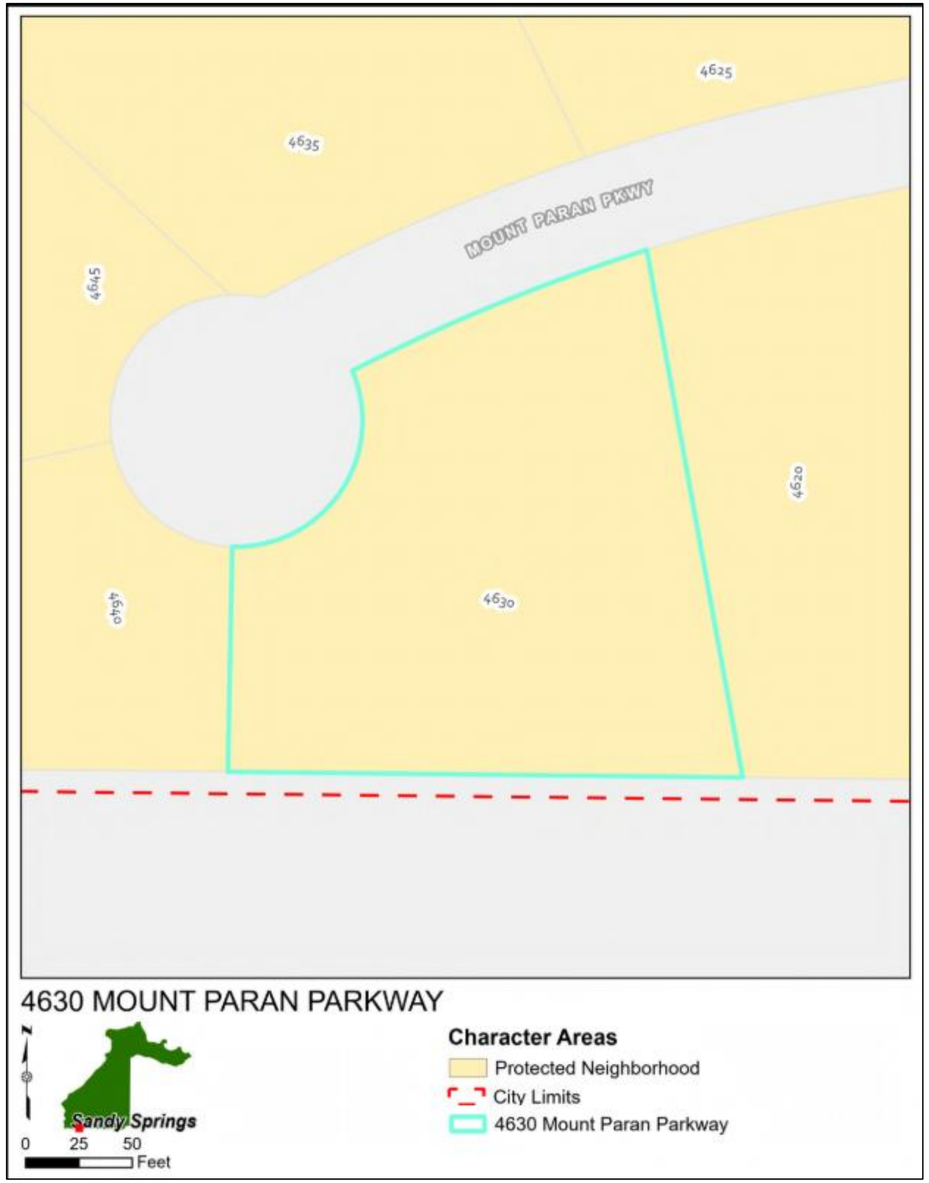
Denial

SANDY SPRINGS
GEORGIA

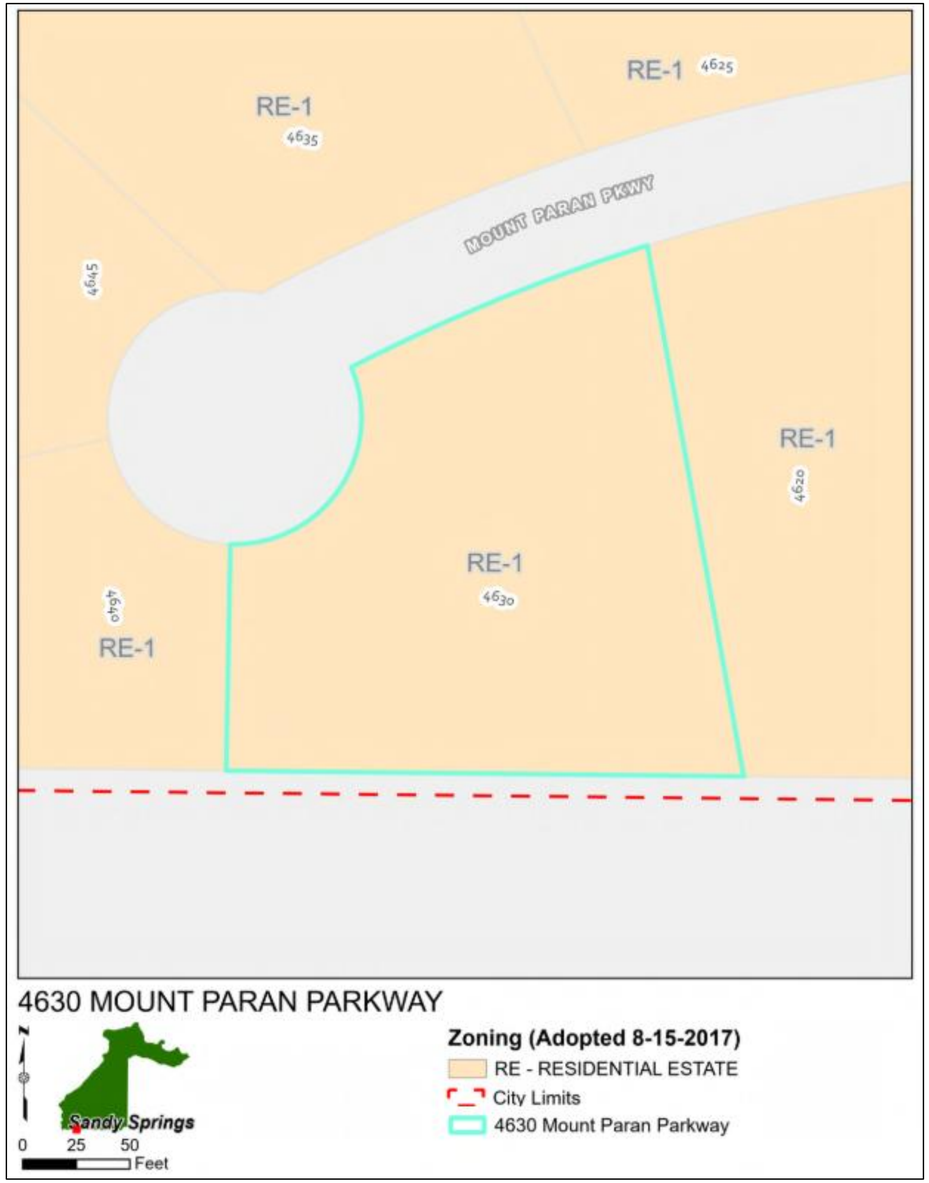
Request

- A request for a Variance from Sec. 2.2.2. and Sec.7.8.24.B.2.c to construct a detached garage that encroaches 16 feet into the 40-foot rear setback.

Character Area Map

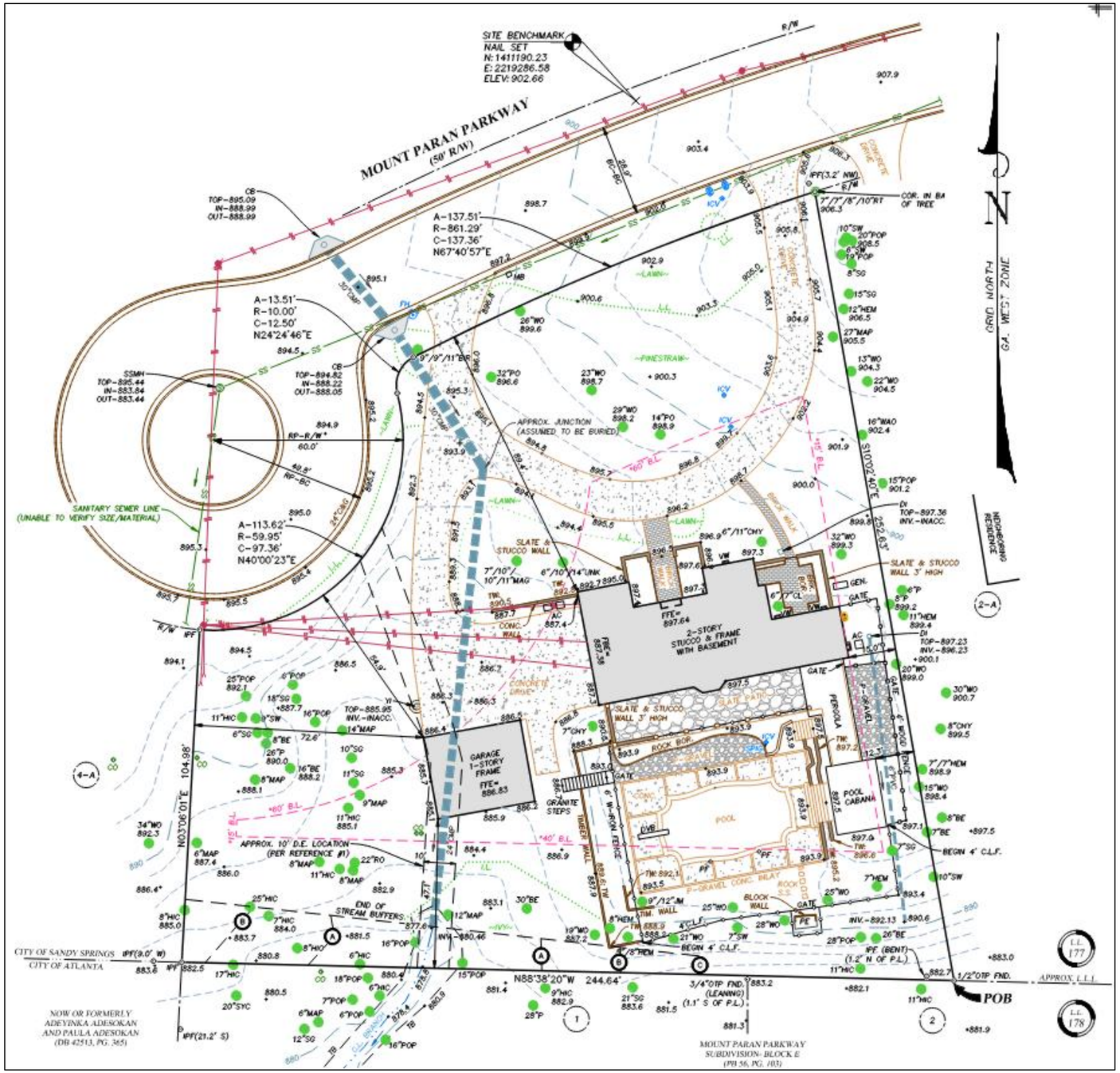


Zoning Map



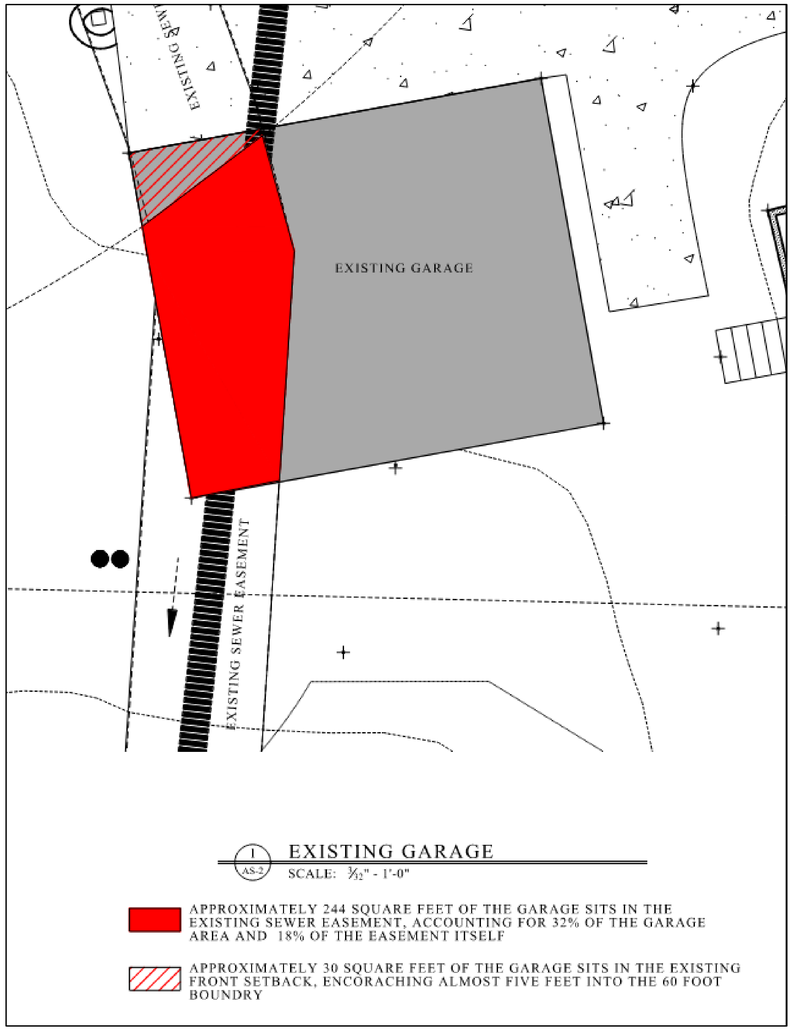
Aerial Image

Survey


SITE BENCHMARK
NAIL SET
N: 1411190.23
E: 2219286.58
ELEV: 902.66
MOUNT PARAN PARKWAY
(50' R/W)
A=137.51'
R=861.29'
C=137.36'
N67°40'57"E
A=13.51'
R=10.00'
C=12.50'
N24°24'46"E
A=113.62'
R=59.95'
C=97.36'
N40°00'23"E
SANITARY SEWER LINE
(UNABLE TO VERIFY SIZE/MATERIAL)
2-STORY
STUCCO & FRAME
WITH BASEMENT
GARAGE
1-STORY
FRAME
POOL
POOL CABANA
PERGOLA
SLATE & STUCCO WALL 3' HIGH
GRANITE STEPS
BLOCK WALL
APPROX. JUNCTION
(ASSUMED TO BE BURIED)
APPROX. 10' D.E. LOCATION
(PER REFERENCE #1)
END OF
STREAM BUFFERS
N03°06'01"E 104.98'
N88°38'20"W 244.64'
S10°02'40"E 262.63'
CITY OF SANDY SPRINGS
CITY OF ATLANTA
NOW OR FORMERLY
ADEYINKA ADESOKAN
AND PAULA ADESOKAN
(DB 42513, PG. 365)
MOUNT PARAN PARKWAY
SUBDIVISION- BLOCK E
(PB 56, PG. 103)
3/4"OTP FND.
(LEANING)
(1.1' S OF P.L.)
1/2"OTP FND.
POB
APPROX. L.L.L.
L.L. 177
L.L. 178
NAD 83 GA WEST ZONE
GRID NORTH

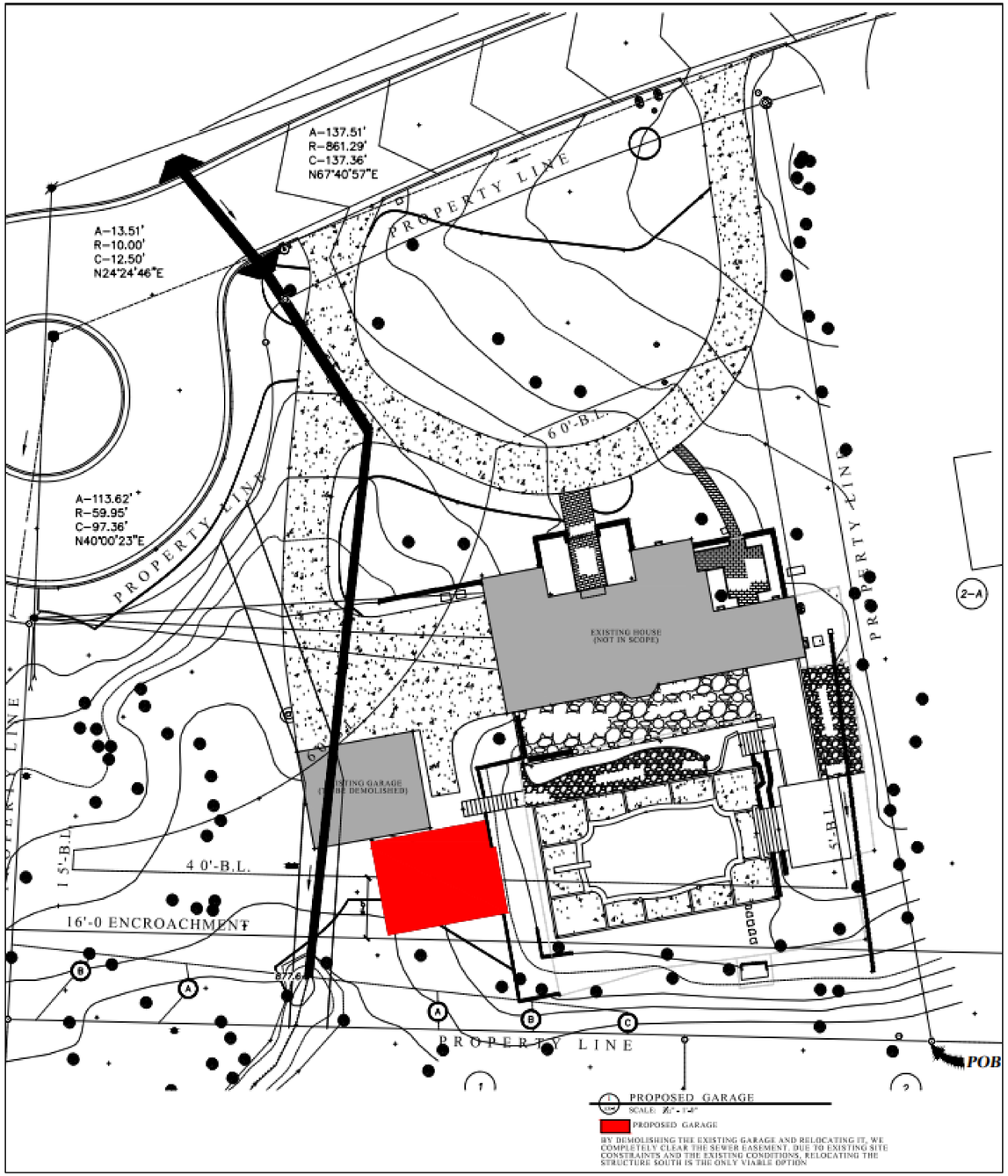
Existing Conditions

- The subject property is zoned RE-1 (Residential Estate – 1-acre minimum lot size) and is 0.95 acre. Located within the Chastain Park neighborhood, the property is developed with a
  --2-story home with driveway,
  --putting green,
  --detached 2-car garage,
  --in-ground pool
- Based on Fulton County records, the lot was plated in 1969, and the present owner acquired the property in 2021. The parcel is roughly a square-shape, except for the northwest corner of the property, where the property line follows the curvature of the cul-de-sac at the end of Mount Paran Parkway.
- The property has a downward slope of 6.5% which represents relatively mild topography for Sandy Springs.
- The detached garage sits upon an easement by appx. 244 sf or (30.5%) with the northwestern corner of it within the primary street setback.



Images of the detached garage

Site Plan


A–137.51'
R–861.29'
C–137.36'
N67°40'57"E
A–13.51'
R–10.00'
C–12.50'
N24°24'46"E
A–113.62'
R–59.95'
C–97.36'
N40°00'23"E
PROPERTY LINE
60'-B.L.
5'-B.L.
4 0'-B.L.
16'-0 ENCROACHMENT
EXISTING HOUSE
(NOT IN SCOPE)
EXISTING GARAGE
(TO BE DEMOLISHED)
2–A
POB
PROPOSED GARAGE
SCALE: 1/8" = 1'-0"
PROPOSED GARAGE
BY DEMOLISHING THE EXISTING GARAGE AND RELOCATING IT, WE COMPLETELY CLEAR THE SEWER EASEMENT. DUE TO EXISTING SITE CONSTRAINTS AND THE EXISTING CONDITIONS, RELOCATING THE STRUCTURE SOUTH IS THE ONLY VIABLE OPTION

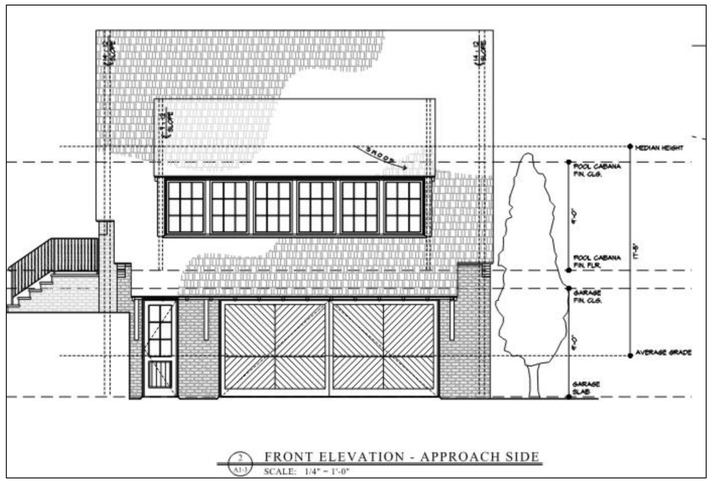
Variance Request

The applicant is proposing to demolish the existing two-car garage, which currently sits upon an easement and construct a new detached accessory structure with a two-car garage and guest house off the sewer easement, and into the 40-foot rear setback by approximately 16 feet. The proposed structure is 1,462 square feet.

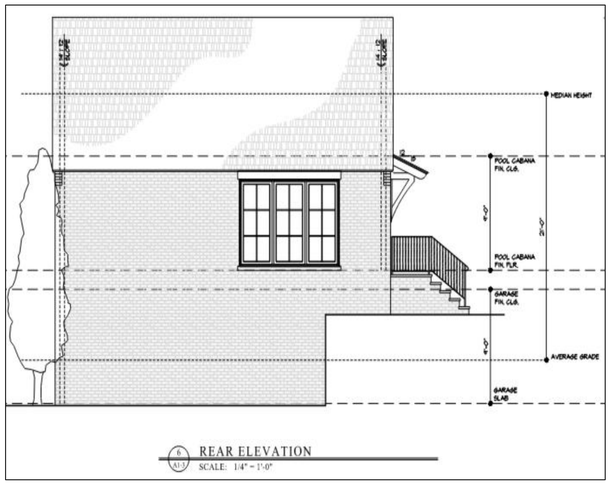
1. *Per Sec. 2.2.2. of the Development Code - RE- Placement and Height – "Rear: common lot line – 40' min"*

2. *Per Sec. 7.8.24.B.2.c of the Development Code – Basic Use Standards – "Major residential accessory structures must comply with the applicable building setbacks if their footprint exceeds 500 square feet."*

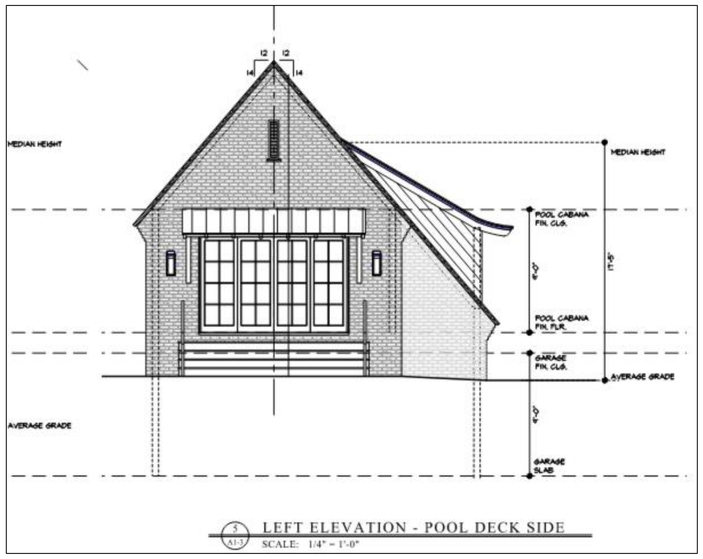
Elevations and Floorplan



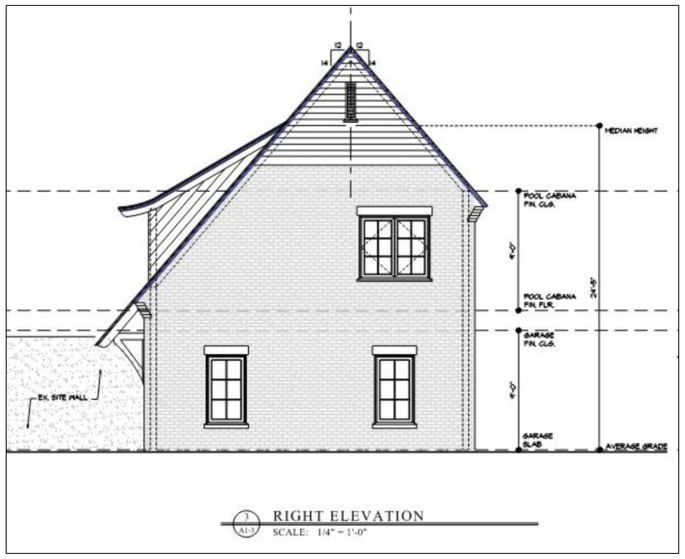
FRONT ELEVATION - APPROACH SIDE
SCALE: 1/4" = 1'-0"



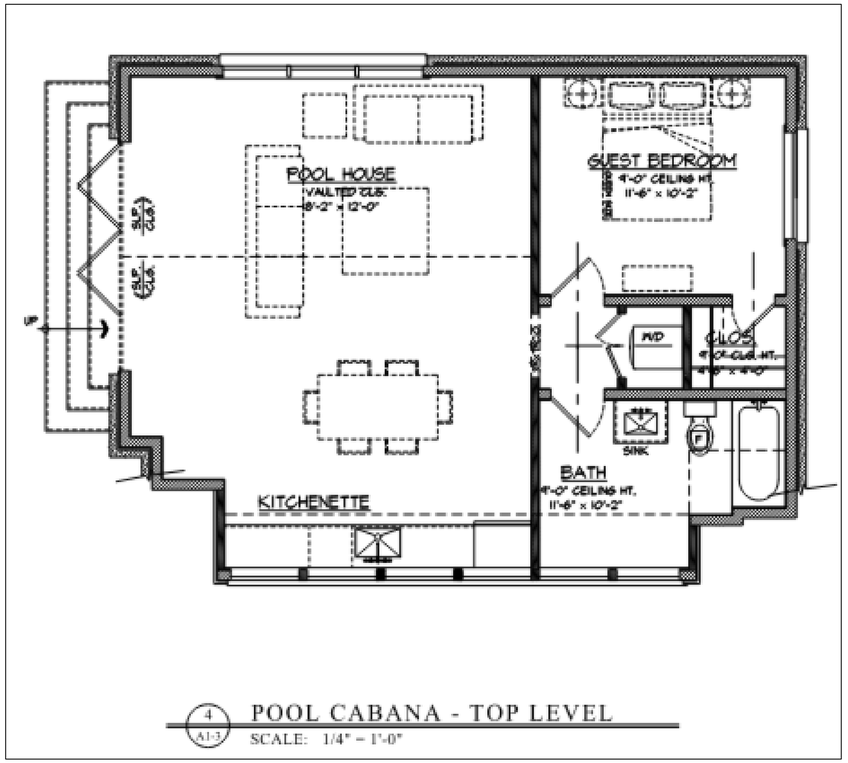
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION - POOL DECK SIDE
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



POOL CABANA - TOP LEVEL
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

CONDITIONED POOL CABANA	725 SQ.FT.
UNCONDITIONED GARAGE	737 SQ.FT.
TOTAL SQ.F.T	1,462 SQ.FT.

ROOF HEIGHT

FRONT	17'-5"
RIGHT	24'-5"
REAR	21'-0"
LEFT	17'-5"

Variance Considerations:

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

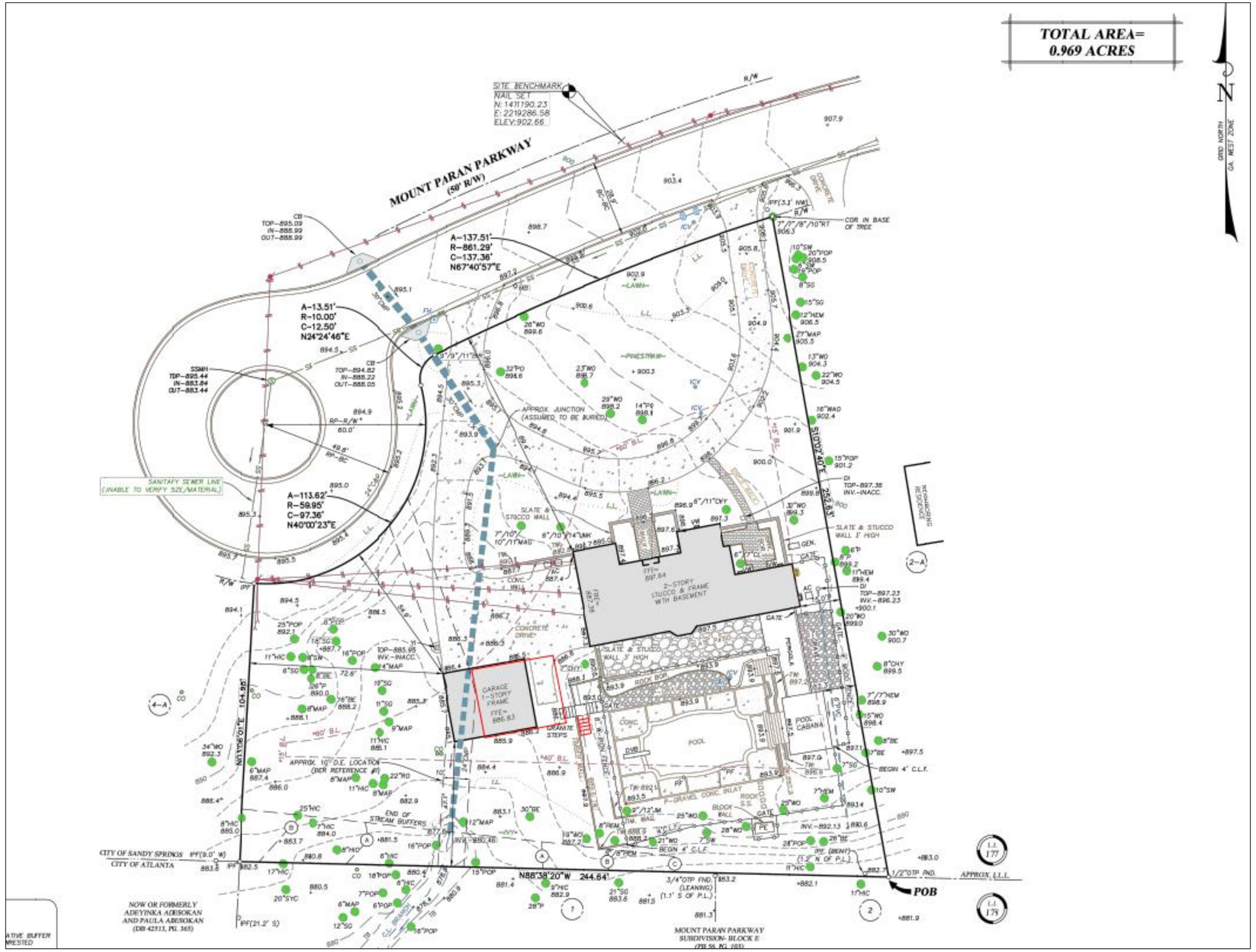
The site is developed with an existing two-story residence, contains no significant environmental constraints, and does not appear to be affected by unusual topographic conditions that would limit reasonable development opportunities. While relocating the garage outside of the easement is a reasonable objective, staff does not find that doing so does not necessitates an approximately 16-foot encroachment into the required 40-foot rear setback.

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

Staff finds that the applicant has not sufficiently demonstrated that the requested variance is the minimum necessary to afford relief. The property appears capable of supporting reasonable improvements without encroaching approximately 16 feet into the required rear setback. Staff believes alternative design configurations may exist that would reduce or eliminate the extent of the requested encroachment while still allowing the garage to be relocated outside of the easement.

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

Although relocating the existing garage outside of the easement would be beneficial, there appear to be viable alternative design solutions that could achieve this objective while remaining more consistent with the requirements of the Development Code.



Alternative Design

Recommendation

- Staff recommend **Denial** of Variance V-26-9 a request for relief from Sec. 2.2.2. and Sec.7.8.24.B.1.c to construct a detached garage that encroaches 16 feet into the 40-foot rear setback.

THEORY | HOMES

760 Old Ivy Rd NE
Atlanta, GA 30342

5/8/2026

APPLICATION FOR VARIANCE
520 Elden Dr NE Atlanta, Georgia 30342

To whom it may concern,

Our application for a stream buffer variance is to complete a replacement of an existing deck with a new free-standing addition/deck which increases in overall size but net reduces the on-ground contact impervious area.

The site consists of a sloped lot that slopes downwards towards the rear landing with a creek at the bottom. The home currently sits on a 6' tall foundation wall that lifts the basement level of the home off of the ground. It is a wooded lot with large amounts of coverage and foliage. Almost the entire home lies within the stream buffer, both the 50' line and the 75' line. There is no structure or improvements within the 25' line.

This existing single family home is almost entirely in the stream buffer. The hardship that exists is that due to the home almost entirely existing in the stream buffer and the placement on the lot, there is no area that can be extended into other than into the stream buffer. The front setbacks allow no space for expansion so the only place to replace and expand is in the footprint of the existing rotten deck. The new structure will continue to remain completely built on posts, just the same as the existing deck, so the actual on ground construction is extremely minimal being that only the footers for the posts will contact the earth and shall be the only ground contact construction taking place.

No trees shall be removed and a very minimal storm water retention system will be built which will now catch rainwater from the existing structure for a reduction in water shedding.

The outlined disturbed area on the site plan is below the existing deck. The old deck and new structure will be built by hand without equipment.

The hardship is the existing condition of almost the entirety of the house is within the stream buffer. There are no other options for alternative methods or locations.

In summary, we proposed to seek a stream buffer variance to allow the replacement of the rotten deck with a new addition and deck.

Thank you
Peter MacMaster

Telephone: (678) 362-5685 **E-Mail: Peter@Theoryhomes.com** **Web: www.Theoryhomes.com**

THEORY | HOMES

760 Old Ivy Rd NE
Atlanta, GA 30342

5/21/2026

APPLICATION FOR VARIANCE
520 Elden Dr NE Atlanta, Georgia 30342

To whom it may concern,

Our application for a stream buffer variance is to complete a replacement of an existing deck with a new free-standing addition/deck which increases in overall size but net reduces the on-ground contact impervious area.

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

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

The site consists of a sloped lot that slopes downwards towards the rear landing with a creek at the bottom. The home currently sits on a 6' tall foundation wall that lifts the basement level of the home off of the ground. It is a wooded lot with large amounts of coverage and foliage. Almost the entire home lies within the stream buffer, both the 50' line and the 75' line. There is no structure or improvements within the 25' line.

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

This existing single family home is almost entirely in the stream buffer. The hardship that exists is that due to the home almost entirely existing in the stream buffer and the placement on the lot, there is no area that can be extended into other than into the stream buffer. The front setbacks allow no space for expansion so the only place to replace and expand is in the footprint of the existing rotten deck. The new structure will continue to remain completely built on posts, just the same as the existing deck, so the actual on ground construction is extremely minimal being that only the footers for the posts will contact the earth and shall be the only ground contact construction taking place.

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

The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
As outlined above, the placement of the home on the property and within the setback and buffers leave no where to go but rearwards.

The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey.
The stream is further rearwards and the changes/additions will not disturb that area at all no increase lot coverage.

Telephone: (678) 362-5685 **E-Mail: Peter@Theoryhomes.com** **Web: www.Theoryhomes.com**

THEORY | HOMES

760 Old Ivy Rd NE
Atlanta, GA 30342

The location and extent of the proposed buffer or setback intrusion.
The intrusion is only partial as the existing deck lies in the rear buffer currently.

Whether alternative designs are possible which require less intrusion or no intrusion.
As outlined previously, due to setbacks and home placement the only option is reward therefore there are no other options or alternatives.

The long-term and water quality impacts of the proposed Variance.
There will be a net decrease in lot coverage in the buffer so there is no disturbance to water quality.

Whether issuance of the Stream Buffer Variance is at least as protective of natural resources and the environment.
The decrease in overall lot coverage plus the work being elevated on silts will protect all vegetation. No trees are to be removed.

Thank you
Peter MacMaster

Telephone: (678) 362-5685 **E-Mail: Peter@Theoryhomes.com** **Web: www.Theoryhomes.com**

SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.

Owner's name: Nicholas Osborne	Sworn and subscribed before me this 9th day of May 20 26
Address: 520 Elden Dr NE Atlanta GA 30342	Notary public: Samuel Franklin
City, State, Zip Code:	Seal: SAMUEL FRANKLIN NOTARY PUBLIC SOUTH CAROLINA
Email address: [redacted]	
Phone number: [redacted]	
Owner's signature:	Commission expires: SAMUEL FRANKLIN Notary Public, State of South Carolina My Commission Expires 07/05/2034

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

Applicant states under oath that:

☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or

☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or

☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*)

Applicant's name:	Sworn and subscribed before me this
Company name:	th day of 20
Address:	Notary public:
City, State, Zip Code:	Seal:
Email address:	
Phone number:	
Applicant's signature:	Commission expires:

SANDY SPRINGS
COMMUNITY DEVELOPMENT

AUTHORIZATION FORM – PART II

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

Agent's name:	Peter MacMaster
Company:	Theory Homes LLC
Address:	760 Old Ivy Rd NE
City, State, Zip Code:	Atlanta GA 30342
Email address:	[redacted]
Phone number:	
Agent's signature:	
Applicant's signature:	

Sworn and subscribed before me this

8 th day of May 20 26

Notary public: Mary Booth

Seal: Exp 03/23/2030

STACY BOOTH NOTARY PUBLIC FULTON COUNTY, GEORGIA

Commission expires:

LEGAL DESCRIPTION

#520 Elden Dr NE, Atlanta, GA 30342

All that tract or parcel of land lying and being in Land Lot 68 of the 17th Land District, Fulton County, Georgia, being Lot 7, Block C, Cardinal Acres, Unit Two, as per Plat recorded in Plat Book 75, Page 118, Fulton County, Georgia Records, and being more particularly described as follows:

Beginning at the corner formed by the intersection of the southern Right of Way line of Elden Drive with the southwestern Right of Way line of Elden Drive, Thence running southeasterly a distance of 632.0' to a 0.5" RBF, said point being the True Point of Beginning;

Thence along the southwestern Right of Way line of Elden Drive run 71.73 feet in an arc with a curve to the left, having a radius of 330.16 feet and being subtended by a chord running South 82 degrees 38 minutes 41 seconds East a distance of 71.59 feet to a point;

Thence along said Right of Way line run North 89 Degrees 51 Minutes 56 Seconds East a distance of 23.29 feet to a 0.5" RBF,

Thence leaving said Right of Way line run South 00 Degrees 44 Minutes 53 Seconds West a distance of 189.71 feet to a 0.5" RBF DIST, located on the southern line of Land Lot 68;

Thence along said Land Lot line run North 88 Degrees 32 Minutes 07 Seconds West a distance of 150.79 feet to a 0.5" RBF;

Thence leaving said Land Lot line run North 16 Degrees 49 Minutes 08 Seconds East a distance of 203.66 feet to a 0.5" RBF, located on the southwestern Right of Way line of Elden Drive, said point being the True Point of Beginning.

Land Area = 0.541 AC

THEORY | HOMES

760 Old Ivy Rd NE
Atlanta, GA 30342

5/21/2026

APPLICATION FOR VARIANCE
520 Elden Dr NE Atlanta, Georgia 30342

STORMWATER MGT PLAN

To whom it may concern,

Our application for a stream buffer variance is to complete a replacement of an existing deck with a new free-standing addition/deck which increases in overall size but net reduces the on-ground contact impervious area.

The stormwater Management plan consists of the addition of an underground Stormwater Trench including (6) Flowells in a 10'Lx5'Wx7'D trench. This will be buried on the eat side of the property and will not require any tree removal. The system will hold 182.4 CF of storage at 107% of required over capacity.

The new trench with both capture runoff water from the addition and also capture existing runoff water from the original home now into the trench so there will be a net reduction in stormwater runoff on the site due to the improvements.

Thank you
Peter MacMaster

Telephone: (678) 362-5685 **E-Mail: Peter@Theoryhomes.com** **Web: www.Theoryhomes.com**

24 HOUR EMERGENCY CONTACT: PETER MACMASTER 678-362-5685

CITY OF SANDY SPRINGS SINGLE FAMILY CONSTRUCTION DOCUMENTS FOR:

CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

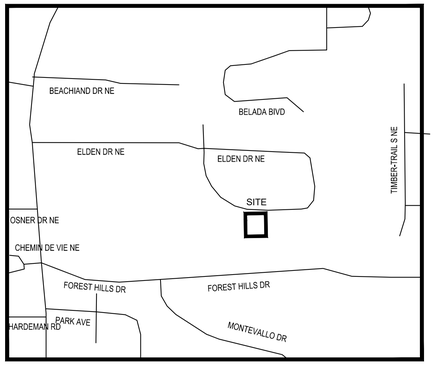
SITE NOTES:

1. SITE AREA: 0.54 ACRES / 23,559 SF
   TOTAL LIMITS OF DISTURBANCE: 0.05 ACRES.
   520 ELDEN DRIVE NE, SANDY SPRINGS, GA

   ZONING RD-18 (RESIDENTIAL DETACHED)
   MIN LOT AREA= 18,000 SQ. FT.
   MIN LOT WIDTH= 100 FT.
   MIN CANOPY COVERAGE = 35%
   MIN. PRIMARY STREET = 50 FT
   MIN. SIDE STREET = 20 FT
   MIN. SIDE COMMON LOT LINE = 10 FT
   MIN. REAR COMMON LOT LINE = 35 FT
   MAX BUILDING HEIGHT = NO HIGHER THAN 3 STORIES/40 FT
   MAX LOT COVERAGE = 35%
   MIN. PARKING = 2 PER PRINCIPAL DWELLING UNIT.
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEY LAND EXPRESS, INC., DATED 01-06-2026.
3. THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0144F DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
4. THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.
6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN.
8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
9. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
10. THE HOUSE SHALL BE CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, TRUE STUCCO, CEMENTOUS PLANKS, AND CEMENTOUS SHANKS.
11. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
12. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
13. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
14. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
15. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
17. WRITE NOTE ON SITE PLAN THAT THE VISIBLE STORAGE OR PARKING OF MORE THAN 4 VEHICLES AT A SINGLE-FAMILY RESIDENCE IS UNLAWFUL
18. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)

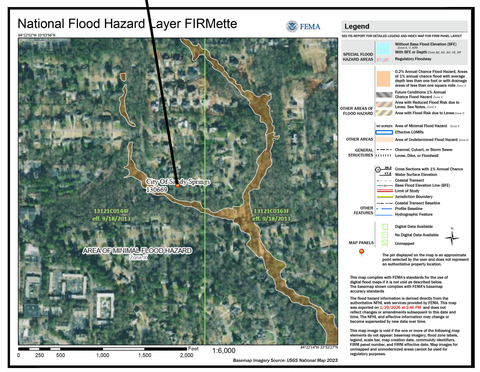
PLAN REQUIREMENTS:

1. MAXIMUM SHEET SIZE SHALL BE 36" X 48" (24" X 36" PREFERRED) (ALL LETTERING SHALL BE READABLE).
   PROPOSED PLAN SET ON 24" X 36" PAPER
2. PROJECT NAME AND ADDRESS, SUBDIVISION NAME AND LOT NUMBER (IF APPLICABLE), LAND LOT, DISTRICT, AND ZONING.
   520 ELDEN DRIVE NE, SANDY SPRINGS, GA 30328, LAND LOT 68,17TH DISTRICT,ZONING RD-18.
3. OWNER'S NAME AND COMPLETE ADDRESS INCLUDING ZIP CODE.
   NICHOLAS OSBORNE 520 ELDEN DRIVE NE, SANDY SPRINGS, GA 30328.
4. NAME, TELEPHONE NUMBER, AND GSWCC LEVEL 1A CERTIFICATION NUMBER OF A 24-HOUR CONTACT.
   PETER MACMASTER 678-362-5685
5. DESIGN FIRM NAME/ADDRESS/PHONE, POINT OF CONTACT AND CONTACT PHONE NUMBER.
   CRESCENT VIEW ENGINEERING, 211 FRASIER STREET, MARIETTA, GA 30060, 678-324-8410
6. NORTH ARROW, SITE ACREAGE, AND SCALE OF DRAWING (1"=10 TO 1"=50').
   NORTH ARROW SHOWN ON THIS PAGE, SITE ACREAGE IS 0.54 ACRES, SCALE IS 1" = 20'.
7. BOUNDARY INFORMATION INCLUDING BEARINGS AND DISTANCES ALONG ALL PROPERTY LINES AND A LOCATION SKETCH. PROVIDE SOURCE.
   SHOWN ON THIS PAGE PER SURVEYOR.
8. STREET NAME.
   ELDEN DRIVE NE
9. LOT BUILDING SETBACK LINES (PER SANDY SPRINGS ZONING ORDINANCE) LABELED WITH DIMENSIONS TO LOT LINES.
   ALL SETBACKS ARE SHOWN ON THIS PLAN PER SANDY SPRINGS RD-18 ZONING.
10. NAMES OF ADJOINER'S AND RESPECTIVE ZONINGS.
    KNOWN RESIDENCES TO THE EAST, WEST, NORTH AND SOUTH ARE SHOWN ON THE ARCHITECTURAL PLAN
11. LOCATIONS OF ALL EXISTING STRUCTURES (INCLUDING HOUSES, BARNS, SHEDS, LANDSCAPE AND RETAINING WALLS, SANITARY AND STORM DRAINAGE LINES AND STRUCTURES, WATER LINES, NEAREST FIRE HYDRANT, DETENTION PONDS AND STRUCTURES, SEPTIC TANKS AND LINES, POOLS, FENCES, ETC.) WITH DISTANCES TO LOT LINES FOR ALL ABOVE GROUND STRUCTURES.
    SEE SHEET S-1
12. PROVIDE EXISTING TOPOGRAPHY INCLUDING APPROPRIATE TREES, ALL EXISTING PIPES WITH THEIR APPROPRIATE EASEMENTS. PROVIDE SOURCE.
    EXISTING TOPOGRAPHY AND ALL TREES ARE SHOWN ON C-4. ALL KNOWN PIPES AND EASEMENTS ARE SHOWN ON THE SURVEY. ALL PROPOSED TREES AND PIPES ARE SHOWN ON PLAN C-3 AND C-4.
13. LOCATIONS OF ALL PROPOSED STRUCTURES (INCLUDING HOUSES, WALLS, SANITARY, AND STORM DRAINAGE LINES AND STRUCTURES, SEPTIC TANKS AND LINES, POOLS, FENCES, ETC.). SIZE AND TYPE OF CONSTRUCTION SHOULD BE CALLED OUT ON THE PLAN WITH DISTANCES TO LOT LINES FOR ALL ABOVE GROUND STRUCTURES.
    ALL PROPOSED DRAWING STRUCTURES ARE SHOWN ON SHEET C-1
14. HEIGHT OF PROPOSED BUILDINGS AND SQUARE FOOTAGE OF EXISTING AND PROPOSED DWELLING (THE DWELLING MUST MEET THE MINIMUM REQUIREMENTS FOR THE PARCEL'S ZONING DISTRICT).
    SEE SHEET C-1.
15. LOCATION OF ZONING BUFFERS, ACCESS EASEMENTS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, ETC.
    SEE SHEET C-1.
16. LOCATION OF DRIVEWAY (EXISTING AND PROPOSED) AND THE PROPOSED CONSTRUCTION ENTRANCE. DIMENSION FROM ANY IMPROVEMENTS OR THE PROPERTY CORNER. PROPOSED DRIVEWAY APRON(S) MUST BE A MINIMUM OF 10 FEET FROM A CATCH BASIN FIRE HYDRANT, AND THE LOT LINE. DRIVEWAY APRON(S) MUST ALSO BE A MINIMUM OF 25 FEET FROM THE RADIUS RETURN ON CORNER LOTS.
    SEE SHEET C-1.
17. FLOOD PLAIN NOTE AND FLOOD INSURANCE RATE MAP (F.I.R.M) PANEL NUMBER AND EFFECTIVE DATE:
    THIS SITE IS LOCATED WITHIN A 100 YR FLOOD PLAIN, AS DEFINED BY F.I.R.M COMMUNITY PANEL NUMBER(S) 13121C0144F FOR FULTON COUNTY, GEORGIA. (USE SEPTEMBER 18, 2013 MAP).
    IF PROPERTY IS LOCATED IN A FLOOD ZONE AS DETERMINED BY FEMA, A CERTIFICATE OF ELEVATION WILL BE REQUIRED. PLAN MUST STATE EXISTING AND MINIMUM PROPOSED FINISHED FLOOR ELEVATIONS FOR THE MAIN FLOOR, BASEMENT, AND GARAGE. ELEVATIONS MUST BE AT LEAST 3 FEET ABOVE THE 100-YEAR ELEVATION. THE HOUSE MUST BE AT LEAST 10 FEET (HORIZONTALLY) AWAY FROM THE 100-YEAR LIMIT.
18. PROVIDE A COMPLETE GRADING PLAN SHOWING PROPOSED CONTOURS, PIPES, RETAINING WALLS, ETC.
    SEE SHEET C-1
19. IF THE SITE INCLUDES A STORMWATER DETENTION POND OR A NORMALLY WET POND OR LAKE, SUBMITTAL OF A CERTIFICATE OF ELEVATION WILL BE REQUIRED. N/A
20. RETAINING WALLS OVER FOUR FEET IN HEIGHT REQUIRE A SEPARATE RETAINING WALL PERMIT IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 103-27(D) AND SECTION 103-107.
    N/A
21. DRIVEWAY ENTRANCE TO BE IN ACCORDANCE WITH FULTON COUNTY STANDARD DETAIL 304.
    SEE SHEET C-1
22. IF THIS PROPERTY IS IN THE CITY OF SANDY SPRINGS' SIDEWALK NETWORK, PROVIDE A FIVE FOOT SIDEWALK WITH A TWO FOOT GROSS STRIP BETWEEN SIDEWALK AND CURB. PROVIDE CURB AND GUTTER IF NONE EXISTS, OR IF THE EXISTING CURB HEIGHT IF LESS THAN FIVE INCHES. N/A
23. TWO DRIVEWAY ENTRANCES ARE ALLOWED ONLY ON SINGLE FAMILY RESIDENTIAL LOTS THAT FRONT ON LOCAL STREETS. THE DRIVEWAYS WILL REQUIRE SIGHT DISTANCE CERTIFICATION IN ACCORDANCE WITH THE CITY OF SANDY SPRINGS' DEVELOPMENT REGULATIONS SECTION 103-77(F). N/A



LOCATION MAP
N.T.S.

SITE



FEMA MAP
N.T.S.

STORMWATER REQUIREMENTS:

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

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

CERTIFIED BY — 3-18-26 DATE

PRE-CONSTRUCTION LOT COVERAGE:

Existing Impervious Area	SF
Ex House	1,401
Ex Driveway	2,430
Ex Deck	437
Ex Flume	41
Ex Walkway	79
Ex Walls	151
Ex Conc Area	250
Ex Ac Units	8
Total Pre-Construction Impervious Area	**4,796.7**
Lot Coverage %	**20.36%**

POST-CONSTRUCTION LOT COVERAGE:

Proposed New Impervious Area	SF
Existing Impervious Area to Remain	**SF**
Ex House	1,401
Ex Driveway	2,430
Ex Flume	41
Ex Walkway	79
Ex Walls	151
Ex Conc Area	123
Ex Ac Units	8
Total Existing Impervious Area to Remain	4,233
Proposed Impervious Area	SF
Proposed House Addition	506
Proposed Deck	401
Proposed Porch	54
Total Post-Construction Impervious Area	**961**
Total Impervious Area	**5,194**
Lot Coverage %	**22.05%**

CONSTRUCTION NARRATIVE:

THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A HOUSE ADDITION, DECK, AND PORCH TO AN EXISTING SINGLE FAMILY HOME CONFORMING TO RD-18 ZONING. ALL BMP'S ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

TREE REQUIREMENTS:

TREE CALCULATIONS SEEN ON SHEET C-4

THE PROPOSED PLAN CALLS FOR THE CONSTRUCTION OF A HOUSE ADDITION, DECK, AND PORCH TO AN EXISTING SINGLE FAMILY HOME CONFORMING TO RD-18 ZONING

LEGEND

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

PREPARED BY:
CRESCENT VIEW ENGINEERING, LLC:
211 FRASIER STREET
MARIETTA, GA 30060
678-324-8410
WWW.CRESCENTVIEWENG.COM

PREPARED FOR:
PETER MACMASTER
678-362-5685
PETER@THEORYHOMES.COM

REGISTERED PROFESSIONAL ENGINEER — GEORGIA — CERTIFICATE NO. PE034211 — CHRISTOPHER H. BALL

DESIGNED	SWS
DRAWN	SWS
CHECKED	LIZ
IN CHARGE	GHB
DATE	18 MAR 2026

REV	DATE	BY	CK'D	DESCRIPTION

COVER

CONSTRUCTION PLANS FOR:
520 ELDEN DRIVE NE
LAND LOT 68, DISTRICT 17
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 26-067

SHEET NO.
CV

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

VERTICAL DATUM NAVD88

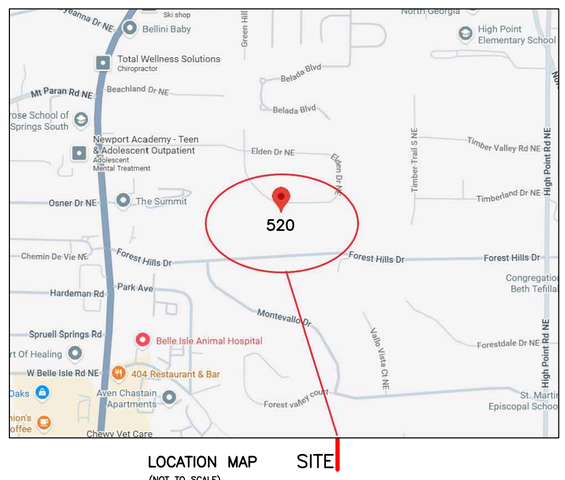
ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICODE.

PROPERTY IS ZONED RD-18
CITY OF SANDY SPRINGS
BUILDING SETBACK :
FRONT: 50.0'
SIDE: 10.0'
REAR: 35.0'
MAX LOT COVERAGE 35%
MAX BUILDING HEIGHT 3-STORIES/40'

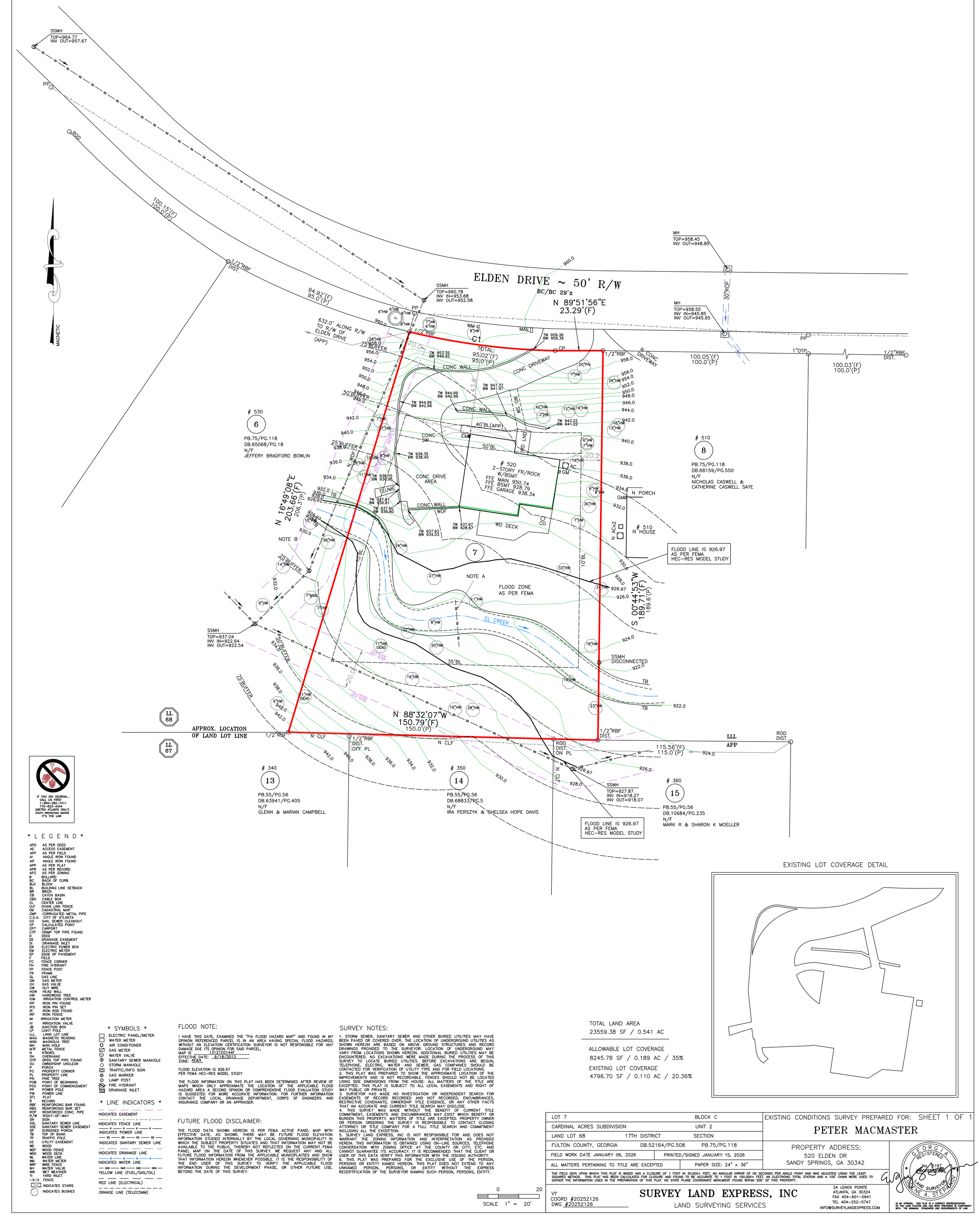
NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

NOTE B
NOT FOUND IN THE FIELD
APPROX. LOCATION BY GIS SECTION
WATER RESOURCES DEPARTMENT
FUITON COUNTY GOVERNMENT
POSSIBLE PAVED OVER
WITH DIRT

Curve	Radius	Length	Chord	Chord Bear.
C1	330.16'	71.73'	71.59'	S 82°38'41"E



LOCATION MAP (NOT TO SCALE) SITE



530
6
PB.75/PG.118
DB.65068/PG.18
N/F
JEFFERY BRADFORD BOWLIN

510
8
PB.75/PG.118
DB.68159/PG.550
N/F
NICHOLAS CASWELL &
CATHERINE CASWELL SAYE

340
13
PB.55/PG.56
DB.63941/PG.405
N/F
GLENN & MARIAN CAMPBELL

350
14
PB.55/PG.56
DB.68833/PG.5
N/F
IRA PERSZYK & CHELSEA HOPE DAVIS

360
15
PB.55/PG.56
DB.10684/PG.235
N/F
MARK R & SHARON K MOELLER

IF YOU DIG GEORGIA...
CALL US FIRST
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

* LEGEND *

APD	AS PER DEED
AE	ACCESS EASEMENT
APF	AS PER FIELD
AI	ANGLE IRON FOUND
AIF	ANGLE IRON FOUND
APP	AS PER PLAT
APR	AS PER RECORD
APZ	AS PER ZONING
B	BOLLARD
BC	BACK OF CURB
BLK	BLOCK
BL	BUILDING LINE SETBACK
BR	BRICK
CB	CATCH BASIN
CBX	CABLE BOX
CL	CENTER LINE
CLF	CHAIN LINK FENCE
CM	CADASTRAL MAP
CMP	CORRUGATED METAL PIPE
C.O.A.	CITY OF ATLANTA
CO	SAN. SEWER CLEANOUT
CP	CALCULATED POINT
CPT	CARPORT
CTP	CRIMP TOP PIPE FOUND
D	DEED
DE	DRAINAGE EASEMENT
DI	DRAINAGE INLET
EB	ELECTRIC POWER BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
F	FIELD
FC	FENCE CORNER
FH	FIRE HYDRANT
FP	FENCE POST
FR	FRAME
GL	GAS LINE
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HDW	HEAD WALL
HW	HARDWOOD TREE
ICM	IRRIGATION CONTROL METER
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IR	IRON ROD FOUND
IRF	IRON FENCE
IM	IRRIGATION METER
IV	IRRIGATION VALVE
JB	JUNCTION BOX
LP	LIGHT POLE
LLL	LAND LOT LINE
MAG	MAGNETIC READING
MGN	MAGNOLIA TREE
MH	MAN HOLE
MTF	METAL FENCE
N	N'BORS.
OH	OVERHANG
OTP	OPEN TOP PIPE FOUND
OU	OWNERSHIP UNCLEAR
P	PORCH
PC	PROPERTY CORNER
PL	PROPERTY LINE
PN	PINE TREE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
PW	POWER LINE
(P)	PLAT
R	RECORD
RBF	REINFORCING BAR FOUND
RBS	REINFORCING BAR SET
RCP	REINFORCED CONC. PIPE
R/W	RIGHT-OF-WAY
SN	SIGN
SSL	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SP	SCREENED PORCH
TB	TOP OF BANK
TP	TRAFFIC POLE
UE	UTILITY EASEMENT
WD	WOOD
WDF	WOOD FENCE
WDK	WOOD DECK
WL	WATER LINE
WM	WATER METER
WRF	WIRE FENCE
WV	WATER VALVE
WW	WET WEATHER
YI	YARD INLET
-X-X	FENCE

INDICATES STAIRS
INDICATES BUSHES

* SYMBOLS *

ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
WATER VALVE
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
FIRE HYDRANT
DRAINAGE INLET

* LINE INDICATORS *

INDICATES EASEMENT
INDICATES FENCE LINE
INDICATES POWER LINE
INDICATES SANITARY SEWER LINE
INDICATES DRAINAGE LINE
INDICATES WATER LINE
YELLOW LINE (FUEL/GAS/OIL)
RED LINE (ELECTRICAL)
ORANGE LINE (TELECOMM)

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE ITS OPINION FOR SAID PARCEL,
MAP ID 13121C0144F
EFFECTIVE DATE: 9/18/2013
ZONE: AE&X

FLOOD ELEVATION IS 926.97
PER FEMA HEC-RES MODEL STUDY

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

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPLAITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

0 20
SCALE 1" = 20'

EXISTING LOT COVERAGE DETAIL

TOTAL LAND AREA
23559.38 SF / 0.541 AC

ALLOWABLE LOT COVERAGE
8245.78 SF / 0.189 AC / 35%

EXISTING LOT COVERAGE
4796.70 SF / 0.110 AC / 20.36%

LOT 7		BLOCK C
CARDINAL ACRES SUBDIVISION		UNIT 2
LAND LOT 68	17TH DISTRICT	SECTION
FULTON COUNTY, GEORGIA	DB.52164/PG.508	PB.75/PG.118
FIELD WORK DATE JANUARY 06, 2026	PRINTED/SIGNED JANUARY 15, 2026	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"	

EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1

PETER MACMASTER

PROPERTY ADDRESS:
520 ELDEN DR
SANDY SPRINGS, GA 30342

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

VY
COORD #20252126
DWG #20252126

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES
24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3197 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

24 HOUR EMERGENCY CONTACT: PETER MACMASTER 678-362-5685

DEMOLITION NOTES:

1. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY OWNER.
4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND COUNTY STANDARDS.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
6. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
7. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITIES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
13. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 770-730-5650 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND CONTACT PER PORTAL WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION OR DEMOLITION

GENERAL DEMOLITION SCOPE:

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

(1) REMOVE HATCHED PORTION OF EXISTING DECK

(2) REMOVE HATCHED PORTION OF EXISTING CONC AREA

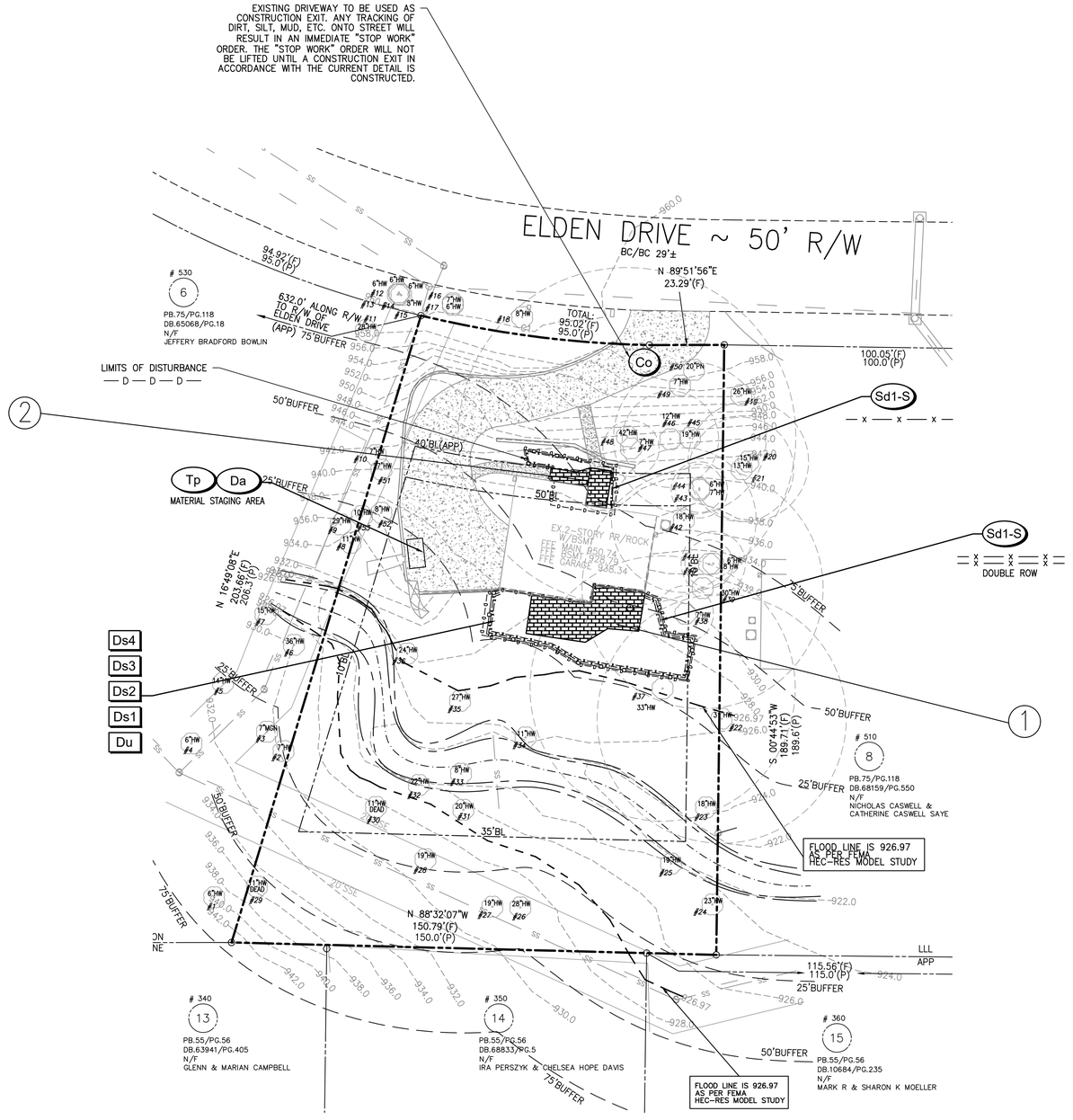
REMOVAL OF DEBRIS OR ITEMS OUTSIDE OF LIMITS OF DISTURBANCE TO BE REMOVED BY HAND OR HAND MACHINERY.
REMOVAL WORK IN AREA OF CRITICAL ROOT ZONE OF EXISTING TREES TO BE DONE BY HAND OR HAND MACHINERY

PRE-CONSTRUCTION LOT COVERAGE:

Existing Impervious Area	SF
Ex House	1,401
Ex Driveway	2,430
Ex Deck	437
Ex Flume	41
Ex Walkway	79
Ex Walls	151
Ex Conc Area	250
Ex Ac Units	8
Total Pre-Construction Impervious Area	**4,796.7**
Lot Coverage %	**20.36%**

NO TREES REMOVED OR DESTROYED AS A PART OF DEMOLITION

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 09/25/2007 EXPIRES: 11/10/2028
SIGNED
EXPIRATION 11-10-28
0000045830
NUMBER



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

N

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

PREPARED BY:
CRESCENT VIEW ENGINEERING, LLC:
211 FRASIER STREET
MARIETTA, GA 30060
678-324-8410
WWW.CRESCENTVIEWENG.COM

PREPARED FOR:
PETER MACMASTER
678-362-5685
PETER@THEORYHOMES.COM

GEORGE H BALTZ III 0000045830 REGISTERED GEORGIA PROFESSIONAL ENGINEER

DESIGNED	SWS
DRAWN	SWS
CHECKED	LIZ
IN CHARGE	GHB
DATE	18 MAR 2026

REV	DATE	BY	CHKD	DESCRIPTION

DEMOLITION PLAN

CONSTRUCTION PLANS FOR:
520 ELDEN DRIVE NE
LAND LOT 68, DISTRICT 17
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 26-067

SHEET NO.
D-1

24 HOUR EMERGENCY CONTACT: PETER MACMASTER 678-362-5685

SITE NOTES:

1. SITE AREA: 0.54 ACRES / 23,559 SF
   TOTAL LIMITS OF DISTURBANCE: 0.05 ACRES.
   520 ELDEN DRIVE NE, SANDY SPRINGS, GA

   ZONING RD-18 (RESIDENTIAL DETACHED)
   MIN LOT AREA= 18,000 SQ, FT.
   MIN LOT WIDTH= 100 FT.
   MIN CANOPY COVERAGE = 35%
   MIN. PRIMARY STREET = 50 FT
   MIN. SIDE STREET = 20 FT
   MIN. SIDE COMMON LOT LINE = 10 FT
   MIN. REAR COMMON LOT LINE = 35 FT
   MAX BUILDING HEIGHT = NO HIGHER THAN 3 STORIES/40 FT
   MAX LOT COVERAGE = 35%
   MIN. PARKING = 2 PER PRINCIPAL DWELLING UNIT.
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY SURVEY LAND EXPRESS, INC., DATED 01-06-2026.
3. THIS SITE IS LOCATED WITHIN A ZONE (A, AE, SHADED ZONE X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0144F DATED SEPTEMBER 18, 2013 FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS.
4. THE HOUSE FOOTPRINT IS PER THE ARCHITECTURAL DRAWINGS AND REPRESENT THE OUTSIDE EDGE OF THE VENEER. THE FOOTPRINT DOES NOT REPRESENT THE ROOF GUTTER LINE OR THE OUTSIDE EDGE OF THE FOOTINGS.
5. THESE DRAWINGS AND THEIR REPRODUCTIONS ARE THE PROPERTY OF THE ENGINEER, AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS ENGINEER.
6. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON LAYOUT BY A REGISTERED LAND SURVEYOR THAT WILL ENSURE THE STRUCTURE IS BUILT WITHIN THE SETBACK LINES.
7. THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF A RETAINING WALL DESIGN.
8. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
9. OWNER TO EXECUTE AN AGREEMENT FROM CITY OF SANDY SPRINGS COMMUNITY DEVELOPMENT BEFORE ANY DECK STRUCTURES CAN BE BUILT IN ANY PRIVATE EASEMENTS.
10. THE HOUSE SHALL BE CONSTRUCTED OF MATERIALS CONSISTING OF BRICK, ROCK, TRUE STUCCO, CEMENTOUS PLANKS, AND CEMENTOUS SHANKS.
11. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
12. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
13. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
14. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
15. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
16. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
17. WRITE NOTE ON SITE PLAN THAT THE VISIBLE STORAGE OR PARKING OF MORE THAN 4 VEHICLES AT A SINGLE-FAMILY RESIDENCE IS UNLAWFUL
18. CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (THE CUT-OFF TIME FOR NEXT DAY INSPECTION IS 2PM.)

GRADING NOTES:

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

CITY OF SANDY SPRINGS NOTES:

1. THIS SITE IS 3.75 MILES FROM THE CHATTAHOOCHEE RIVER. THEREFORE, THIS PROPERTY IS NOT INSIDE THE 2000 FT CORRIDOR.
2. THIS SITE IS LOCATED IN THE NANCY CREEK SENSITIVE BASIN.
3. THERE ARE EXISTING STRUCTURES THAT WILL BE REMOVED UNDER THIS PERMIT. ALL EXISTING STRUCTURES ARE SHOWN ON SHEET D-1.
4. BUILDING HEIGHT SHALL NOT EXCEED 40 FT
5. NEW WALL HEIGHTS BETWEEN 4 AND 6 FT WILL REQUIRE A WALL INDEMNIFICATION AGREEMENT FROM THE OWNER/BUILDER OR PLANS BEARING A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION ON THE STATE OF GEORGIA. FOR WALL HEIGHTS 6 FT AND OVER, RETAINING WALL DESIGN REQUIRED, PLANS MUST BEAR A PROFESSIONAL SEAL AND SIGNATURE OF AN ENGINEER HAVING REGISTRATION IN GEORGIA, BY OTHERS.
6. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
7. ACCESSORY STRUCTURES MAY BE LOCATED IN REAR AND SIDE YARDS BUT SHALL NOT BE LOCATED WITHIN A MINIMUM YARD (I.E. THE SIDE AND REAR YARD SETBACKS). ACCESSORY STRUCTURES INCLUDE BUT ARE NOT LIMITED TO HEATING AND AIR CONDITIONING UNITS AND/OR PADS.

POST-CONSTRUCTION LOT COVERAGE:

Proposed New Impervious Area	SF
Existing Impervious Area to Remain	**SF**
Ex House	1,401
Ex Driveway	2,430
Ex Flume	41
Ex Walkway	79
Ex Walls	151
Ex Conc Area	123
Ex Ac Units	8
Total Existing Impervious Area to Remain	4,233
Proposed Impervious Area	SF
Proposed House Addition	506
Proposed Deck	401
Proposed Porch	54
Total Post-Construction Impervious Area	**961**
Total Impervious Area	**5,194**
Lot Coverage %	**22.05%**

EXISTING WATER AND SEWER LINE TO BE REUSED FOR PROPOSED HOUSE ADDITION, EXISTING UTILITIES LOCATION TO BE VERIFIED BY CONTRACTOR

THIS SITE IS LOCATED WITHIN THE NANCY CREEK SENSITIVE AREA. ADDITIONAL STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE DISTURBED AREA. SEE WATER QUALITY CALCULATIONS.

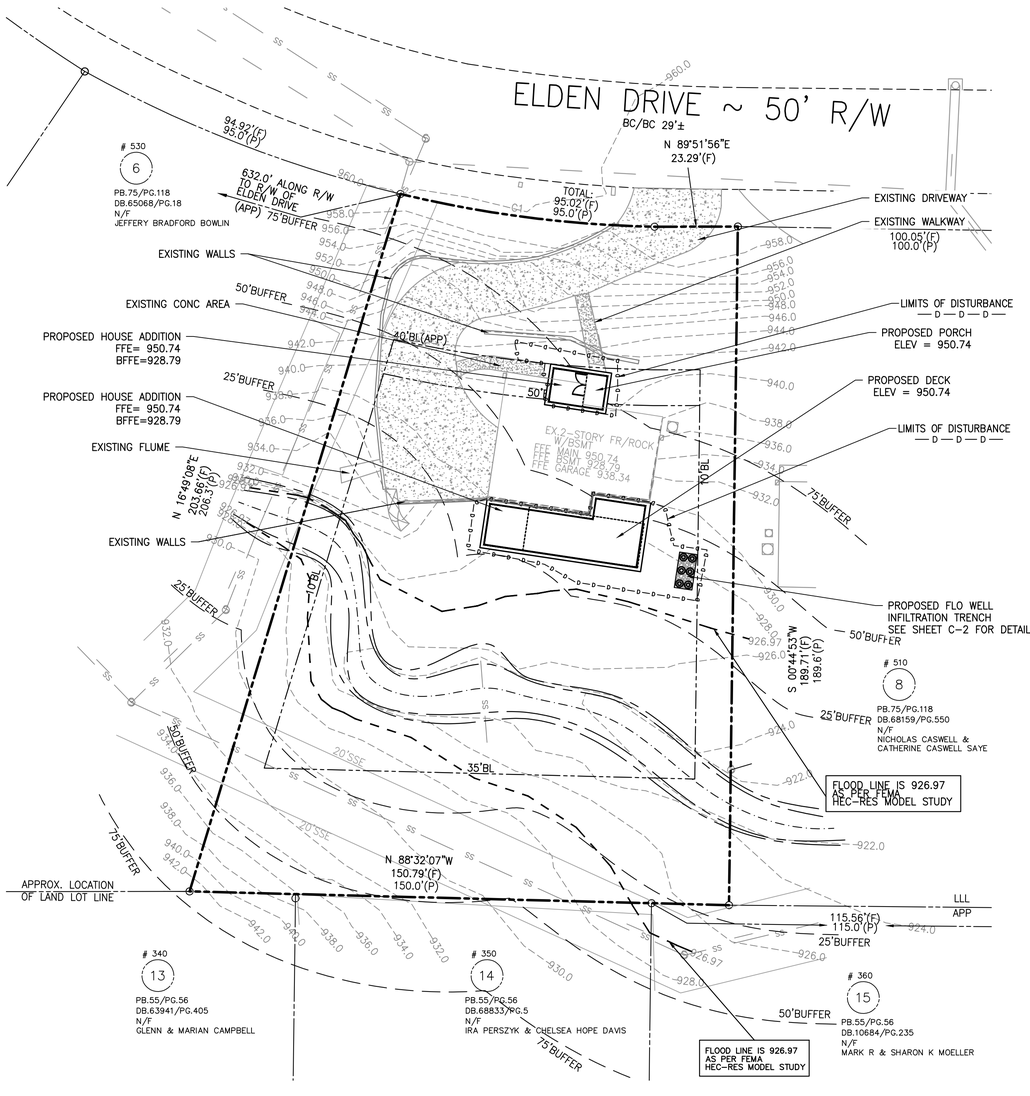
GEORGIA811 Utilities Protection Center, Inc
Know what's below. Call before you dig.

STREAM BUFFER CALCULATIONS:

	PRE-CONSTRUCTION IMPERVIOUS TOTAL (SF)	REMOVED IMPERVIOUS AREA (SF)	NEW IMPERVIOUS AREA(SF)	POST-CONSTRUCTION IMPERVIOUS TOTAL(SF)	NET INCREASE OR DECREASE(SF)	DISTURBANCE (SF)
25' STATE BUFFER	282	0	0	282	0	0
50' STATE BUFFER	1672	381	532	1,823	151	1363
75' CITY IMPERVIOUS BUFFER	2,246	30	156	2,372	126	213

**POST CONSTRUCTION IMPERVIOUS TOTAL= PRE-CONSTRUCTION IMPERVIOUS TOTAL - REMOVED IMPERVIOUS AREA + NEW IMPERVIOUS AREA

**NET INCREASE OR DECREASE = PRE-CONSTRUCTION IMPERVIOUS TOTAL - POST-CONSTRUCTION IMPERVIOUS TOTAL.



N

0 20' 40'

SCALE: 1" = 20'

PREPARED BY:
CRESCENT VIEW ENGINEERING, LLC:
211 FRASIER STREET
MARIETTA, GA 30060
678-324-8410
WWW.CRESCENTVIEWENG.COM

PREPARED FOR:
PETER MACMASTER
678-362-5685
PETER@THEORYHOMES.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER H. BAILEY

REV	DATE	BY	DESCRIPTION

DESIGNED SWS
DRAWN SWS
CHECKED LIZ
IN CHARGE GHB
DATE 18 MAR 2026

SITE PLAN

CONSTRUCTION PLANS FOR:
520 ELDEN DRIVE NE
LAND LOT 68, DISTRICT 17
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 26-067

SHEET NO.
C-1

WATER QUALITY CALCULATIONS:

PROPOSED IMPERVIOUS AREA CALCULATIONS			
Site Location	**SF**	**Not/Treated**	**BMP**
Ex House	1,401	EXEMPT	N/A
Ex Driveway	2,430	EXEMPT	N/A
Ex Flume	41	EXEMPT	N/A
Ex Walkway	79	EXEMPT	N/A
Ex Walls	151	EXEMPT	N/A
Ex Conc Area	123	EXEMPT	N/A
Ex Ac Units	8	EXEMPT	N/A
Proposed House Addition	506	Treated	Rain garden
Proposed Deck	401	Treated	Rain garden
Proposed Porch	54	Treated	Rain garden
TOTAL TREATED AREA BY RAINGARDEN	**961**	**SF**	
TOTAL IMPERVIOUS AREA	**5,194**	**SF**	

THIS SITE IS LOCATED IN THE NANCY CREEK SENSITIVE BASIN. STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE PROPOSED DISTURBED AREA AT A RATE OF 1.2" AND THE PROPOSED IMPERVIOUS AREA AT A RATE OF 1.2"				
PROPOSED DISTURBED AREA =	1240	SF		
DISTURBED AREA CREDIT =	500	SF		
CREDITED DISTURBED AREA =	740	SF		
REQUIRED WATER QUALITY (1.2") =	74	CF		
PROPOSED IMPERVIOUS AREA =	961	SF		
REQUIRED WATER QUALITY (1.2") =	96.1	CF		
TOTAL REQUIRED WATER QUALITY =	170.1	CF		

Stone Storage Infiltration Trench #1 with Pipe Calculations			
Water Quality Calculations	1.2" required for required area impervious		
Required WQv Volume =	170.1	**CF**	
Pipe Volume			
Diameter of Pipe	3.0	**FT**	
Length of Pipe	10.0	**FT**	
Volume of Pipe	70.7	**CF**	
Gravel Base Calculations			
Length of Trench	10.0	**FT**	
Width of Trench	5.0	**FT**	
Depth of Trench	7.0	**FT**	
Vol of Gravel=((LxWxD-Vol Pipe)x0.4Void Ratio)	111.7	**CF**	
Provided Stone Storage + Pipe Volume =	182.4	**CF OF STORAGE**	
Required Volume =	170.1	**CF OF STORAGE**	
Percent of Volume Provided over required	107%		
Provided Volume is Greater than Required Volume			

WATER QUALITY NOTES :

VEGETATION

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

MAINTENANCE

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

CONSTRUCTION STEPS

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

STORMWATER DESCRIPTION:

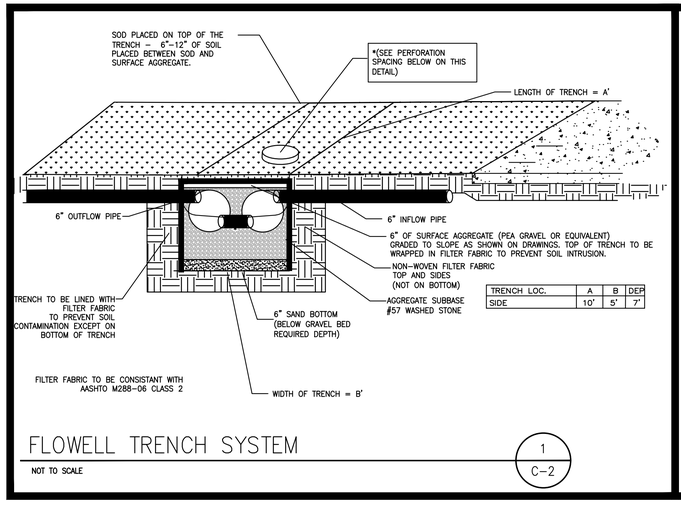
TOTAL IMPERVIOUS AREA FOR THE SITE IS 961 SF. WATER QUALITY IS PROVIDED FOR ALL THE NEW IMPERVIOUS AREA OF 961 SF. SEE LOT COVERAGE CHART FOR DETAILS. WATER QUALITY IS ALSO PROVIDED FOR THE PROPOSED CREDITED DISTURBED AREA OF 740 SF (PROPOSED DISTURBED AREA = 1,240 SF, DISTURBED AREA CREDIT = 500 SF). THE TOTAL REQUIRED WATER QUALITY VOLUME IS 170.1 CF (96.1 CF FOR PROPOSED IMPERVIOUS AREA AND 74 CF FOR PROPOSED DISTURBED AREA).

ONE UNDERGROUND STONE STORAGE TRENCH WILL PROVIDE WATER QUALITY. IT WILL BE LOCATED IN THE SIDE YARD.

TRENCH #1 IN THE SIDE YARD WILL DETAIN 961 SF OF IMPERVIOUS AREA. IT WILL BE FILLED WITH #57 STONE (40% VOID RATIO). THE TRENCH WILL BE 10 FT LONG, 5 FT WIDE, AND 7 FEET DEEP. IT WILL CONTAIN 6 FLO WELLS. THE TOTAL REQUIRED VOLUME OF THE UNDERGROUND TRENCH IS 170.1 CF. THE TOTAL PROVIDED VOLUME IS 182.4 CF.

THE TRENCH IS LOCATED AT LEAST 10 FT FROM PROPERTY LINES AND FOUNDATIONS AND AT LEAST 20 FT FROM SEPTIC LINES.

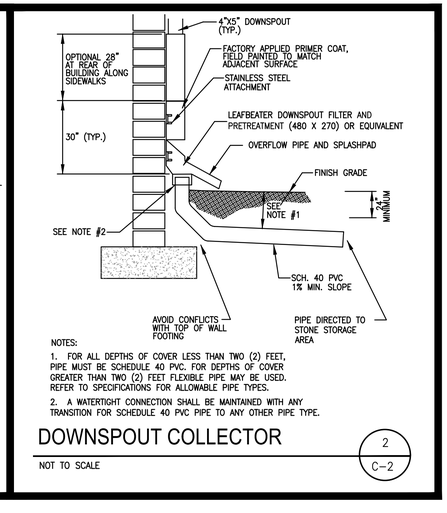
THE WATER QUALITY VOLUMES PROVIDED BY THE BMP SHOWN EXCEED THE WQ STORAGE REQUIREMENTS.



FLOWELL TRENCH SYSTEM

NOT TO SCALE

1 / C-2



NOTES:

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

DOWNSPOUT COLLECTOR

NOT TO SCALE

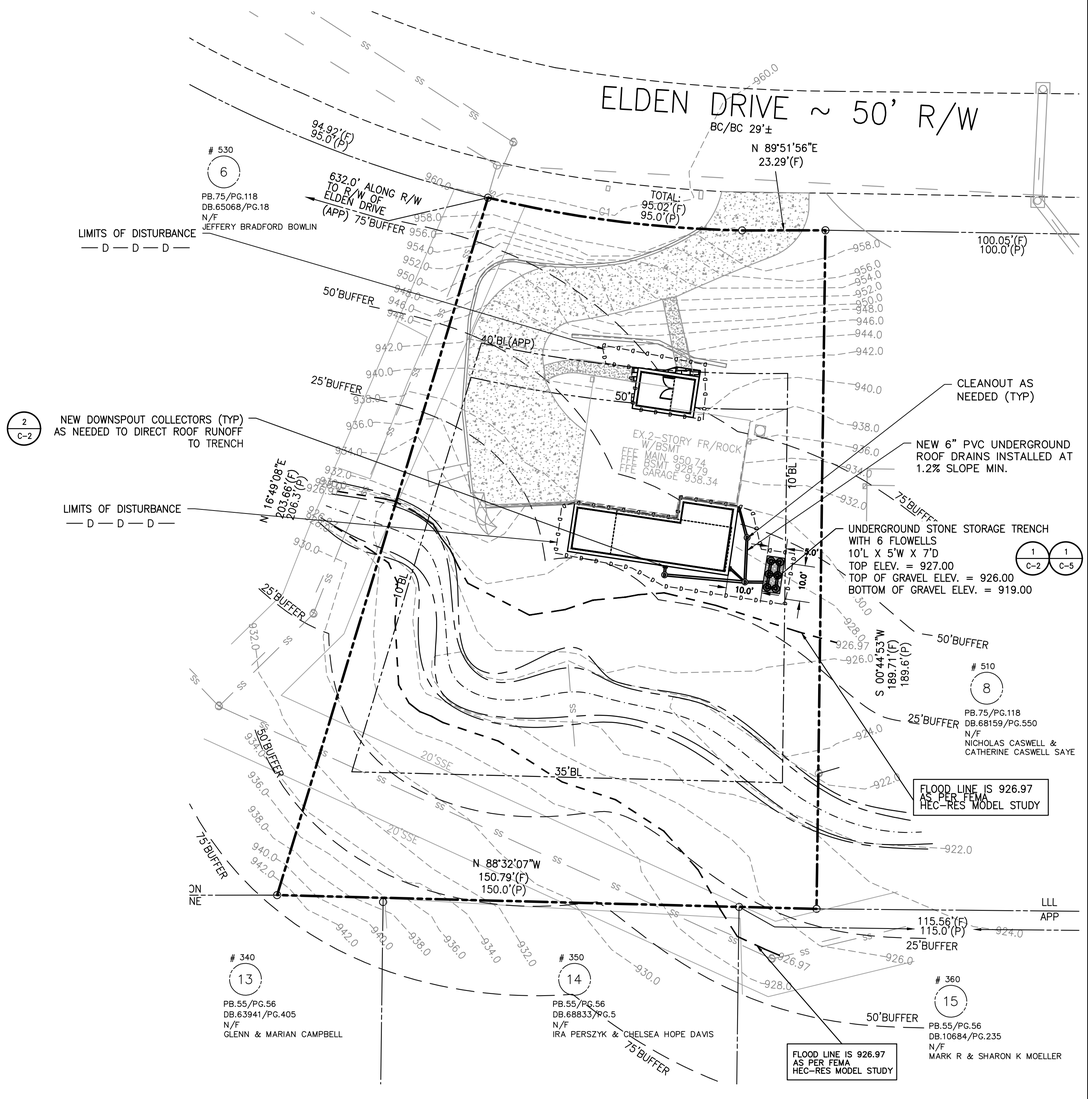
2 / C-2

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

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 09/25/2007 EXPIRES: 11/10/2028

SIGNED
NUMBER: 0000045830
EXPIRATION 11-10-28

STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE PROPOSED IMPERVIOUS AREA , PER SEC 14-153(b)(1)(a). THE PROPOSED IMPERVIOUS WILL BE TREATED BY THE FLO WELL TRENCH IN THE REAR AND THE EXISTING IMPERVIOUS WILL BE TREATED BY THE FLO WELL TRENCH IN THE FRONT.



PREPARED BY:
CRESCENT VIEW ENGINEERING, LLC:
211 FRASIER STREET
MARIETTA, GA 30060
678-324-8410
WWW.CRESCENTVIEWENG.COM

PREPARED FOR:
PETER MACMASTER
678-362-5685
PETER@THEORYHOMES.COM

GEORGIA REGISTERED PROFESSIONAL ENGINEER GEORGE H BALTZ III

REV	DATE	BY	CHK'D	DESCRIPTION

DESIGNED SWS
DRAWN SWS
CHECKED LIZ
IN CHARGE GHB
DATE 18 MAR 2026

STORMWATER PLAN

CONSTRUCTION PLANS FOR:
520 ELDEN DRIVE NE
LAND LOT 68, DISTRICT 17
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 26-067

SHEET NO.
C-2

24 HOUR EMERGENCY CONTACT: PETER MACMASTER 678-362-5685

ES&PC NOTES:

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

GRADING NOTES:

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

SEDIMENT STORAGE CALCULATIONS:

SILT FENCE PROVIDED = 390 LINEAR FEET OF SILT FENCE AND SANDBAGS
LIMITS OF DISTURBANCE = 0.05 ACRES
SEDIMENT STORAGE REQUIRED = 0.05 DISTURBED ACRES X 67 = 3.35 CY
SEDIMENT STORAGE PROVIDED =390 FT SILT FENCE X 0.06 = 23.40 CY

CITY OF SANDY SPRINGS EROSION NOTES:

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

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

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

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

THE EXISTING UTILITIES (WATER / GAS) ARE TO BE USED FOR THE NEW CONSTRUCTION, CONTRACTOR TO PROTECT EXISTING TAPS AND RECONNECT UTILITIES TO NEW STRUCTURE DURING CONSTRUCTION.

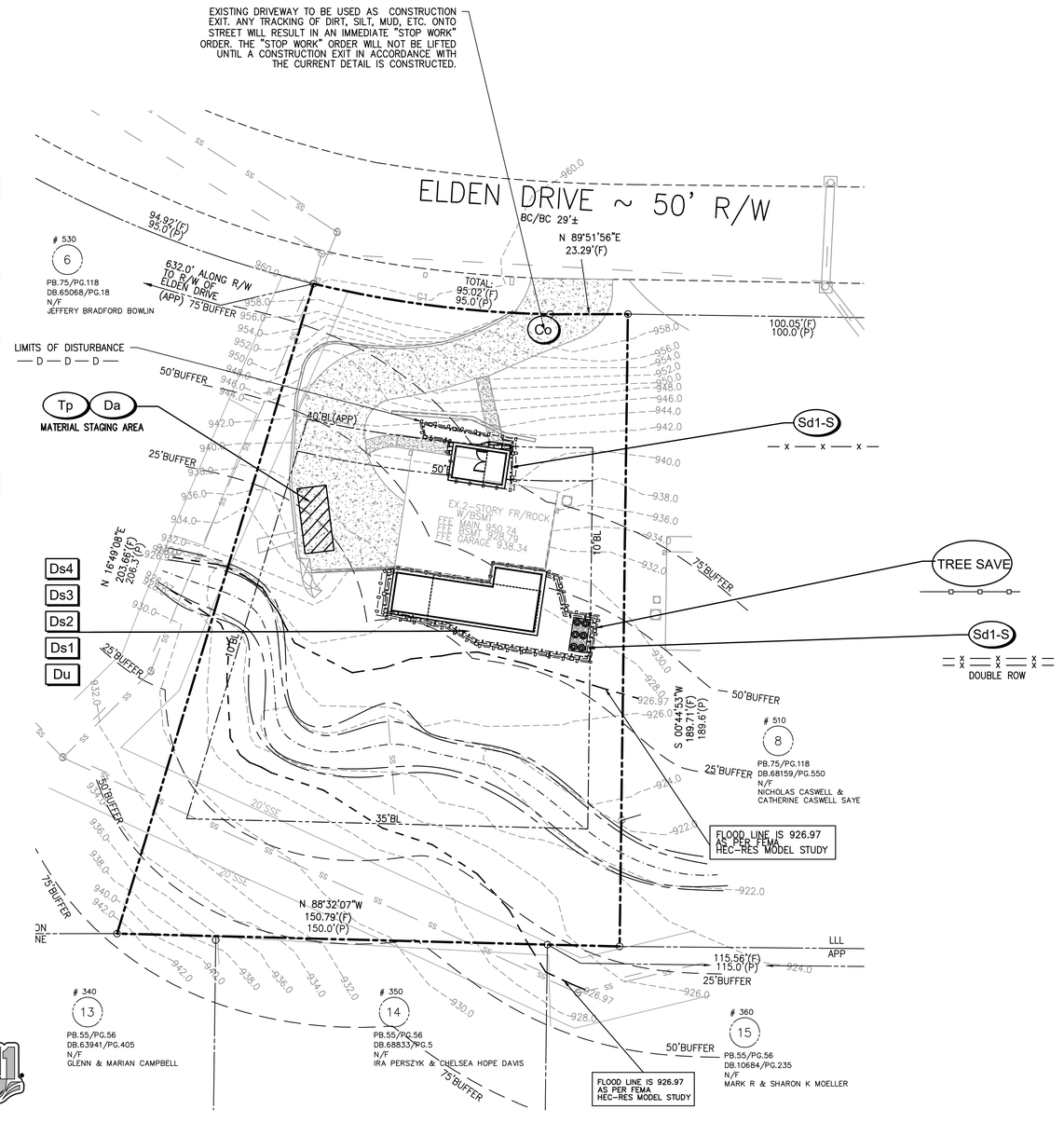
PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR.
AN AS-BUILT DRAWING, CONTAINING A BOUNDARY SURVEY, SITE IMPROVEMENTS, TOP AND BOTTOM OF WALLS, FINISHED FLOOR ELEVATIONS OF BUILDINGS, DECKS, AND POOL, UTILITIES, EASEMENTS, PERTINENT SITE DEVELOPMENT DATA, AND ANY OTHER REQUIREMENTS OF THE COMMUNITY DEVELOPMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

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

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

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

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



GSWCC — GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGE H BALTZ III
CERTIFICATION NUMBER: 0000045830
ISSUED: 09/25/2007 EXPIRES: 11/10/2028

SIGNED
NUMBER: 0000045830
EXPIRATION 11-10-28

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

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

PREPARED BY:
CRESCENT VIEW ENGINEERING, LLC:
211 FRASIER STREET
MARIETTA, GA 30060
678-324-8410
WWW.CRESCENTVIEWENG.COM

PREPARED FOR:
PETER MACMASTER
678-362-5685
PETER@THEORYHOMES.COM

GEORGIA — GEORGE H BALTZ III — 0000045830 — REGISTERED PROFESSIONAL ENGINEER

REV	DATE	BY	CHKD	DESCRIPTION

DESIGNED SWS
DRAWN SWS
CHECKED LIZ
IN CHARGE GHB
DATE 18 MAR 2026

ES&PC PLAN

CONSTRUCTION PLANS FOR:
520 ELDEN DRIVE NE
LAND LOT 68, DISTRICT 17
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 26-067

SHEET NO.
C-3

24 HOUR EMERGENCY CONTACT: PETER MACMASTER 678-362-5685

TREE LIST:

TREE #	DBH (IN INCHES)	TYPE	AREA	LANDMARK TREE	PROTECTED TREE	MITIGATION SIDE SETBACK TREE (>/= 10")	% IMPACT CRZ	STATUS	PRE-CONSTRUCTION CANOPY	POST-CONSTRUCTION CANOPY
1	6	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
2	7	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
3	7	MAG	BOUNDARY				0.00%	SAVED	0	0
4	6	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
5	14	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
6	36	HARDWOOD	BOUNDARY	X			0.00%	SAVED	1250	1250
7	15	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
8	11	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
9	29	HARDWOOD	BOUNDARY	X			0.00%	SAVED	1250	1250
10	7	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
11	28	HARDWOOD	BOUNDARY	X			0.00%	SAVED	1250	1250
12	6	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
13	6	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
14	6	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
15	8	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
16	7	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
17	6	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
18	8	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
19	26	HARDWOOD	BOUNDARY		X		0.00%	SAVED	1000	1000
20	15	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
21	13	HARDWOOD	BOUNDARY				0.00%	SAVED	0	0
22	31	HARDWOOD	BOUNDARY	X			7.50%	SAVED	1250	1250
23	18	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
24	23	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
25	19	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
26	28	HARDWOOD	ONSITE	X			0.00%	SAVED	1250	1250
27	19	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
28	19	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
29	11	HARDWOOD	ONSITE				0.00%	SAVED	0	0
30	11	HARDWOOD	ONSITE				0.00%	SAVED	0	0
31	20	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
32	22	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
33	8	HARDWOOD	ONSITE				0.00%	SAVED	0	0
34	11	HARDWOOD	ONSITE				0.00%	SAVED	0	0
35	27	HARDWOOD	ONSITE	X			0.00%	SAVED	1250	1250
36	24	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
37	33	HARDWOOD	ONSITE	X			17.50%	SAVED	1250	1250
38	7	HARDWOOD	ONSITE				13.60%	SAVED	0	0
39	30	HARDWOOD	ONSITE	X			15.40%	SAVED	1250	1250
40	8	HARDWOOD	ONSITE				0.00%	SAVED	0	0
41	6	HARDWOOD	ONSITE				0.00%	SAVED	0	0
42	18	HARDWOOD	ONSITE		X		0.20%	SAVED	1000	1000
43	6	HARDWOOD	ONSITE				0.00%	SAVED	0	0
44	7	HARDWOOD	ONSITE				0.00%	SAVED	0	0
45	19	HARDWOOD	ONSITE		X		0.00%	SAVED	1000	1000
46	12	HARDWOOD	ONSITE				0.00%	SAVED	0	0
47	7	HARDWOOD	ONSITE				1.40%	SAVED	0	0
48	42	HARDWOOD	ONSITE	X			3.00%	SAVED	1250	1250
49	7	HARDWOOD	ONSITE				0.00%	SAVED	0	0
50	20	PINE	ONSITE		X		0.00%	SAVED	1000	1000
51	27	HARDWOOD	ONSITE	X			0.00%	SAVED	1250	1250
52	8	HARDWOOD	ONSITE				0.00%	SAVED	0	0
53	10	HARDWOOD	ONSITE				0.00%	SAVED	0	0

TOTAL TREES - PRE CONSTRUCTION (ONSITE + BOUNDARY TREES >/= 18") =	22
TOTAL PRE CONSTRUCTION CANOPY (ONSITE + BOUNDARY TREES >/= 18") =	24500
TOTAL TREES TO REMAIN - POST CONSTRUCTION (ONSITE + BOUNDARY TREES >/= 18") =	22
TOTAL CANOPY TO REMAIN - POST CONSTRUCTION (ONSITE + BOUNDARY TREES >/= 18") =	24500

LOD WILL BE REQUIRED TO BE SURVEYED AND STAKED IN THE FIELD BEFORE CONSTRUCTION CAN BEGIN

IMMEDIATE STOP WORK ORDER WILL BE ISSUED IF LIMITS OF DISTURBANCE IS ALTERED WITHOUT APPROVAL FOLLOW PLANS EXACTLY TO PROTECT BOUNDARY TREE

FOR TREES BEING PLANTED OUTSIDE THE LIMITS OF DISTURBANCE, THESE TREES MUST BE PLANT BY HAND WITH LITTLE TO NO DISTURBANCE TO THE SURROUNDING SOIL. NO HEAVY OR WHEEL EQUIPMENT MAY BE USED IN THE TREE SAVE AREAS

TREES PROPOSED TO BE REMOVED BEYOND THE TREE SAVE FENCE MUST BE REMOVED BY HAND. NO EQUIPMENT IS ALLOWED IN THE TREE SAVE AREA

NO TREES ARE TO BE REMOVED OR DESTROYED DURING CONSTRUCTION

SANDY SPRINGS TREE PLAN STANDARDS:

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

DEFINITIONS BELOW, PROVIDED BY CITY OF SANDY SPRINGS

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

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

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

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

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

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

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

TREE CALCULATIONS:

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

1.CANOPY COVERAGE – EXISTING TO REMAIN
NOTE – ALL PROTECTED TREES WERE GIVEN A CANOPY ESTIMATION OF 1,000 SF.
LANDMARK TREES WERE
GIVEN A CANOPY ESTIMATION OF 1,250 SF.

10 LANDMARK HARDWOOD TREES AT 1,250 SF EACH = 12,500 SF
12 PROTECTED TREE AT 1,000 SF EACH = 12,000 SF
TOTAL = 24,500 SF (TOTAL CANOPY REMAINING)

2. REPLACEMENT/RECOMPENSE – LANDMARK TREES
PER CITY OF SANDY SPRINGS, REQUIRED REPLACEMENT IS 150% CANOPY PER EACH LANDMARK TREE REMOVED
0 LANDMARK TREES REMOVED = 0 LANDMARK MITIGATION TREES REQUIRED
(NOTE – MITIGATION TREES NOT TO BE COUNTED TOWARDS REPLACEMENT CANOPY)

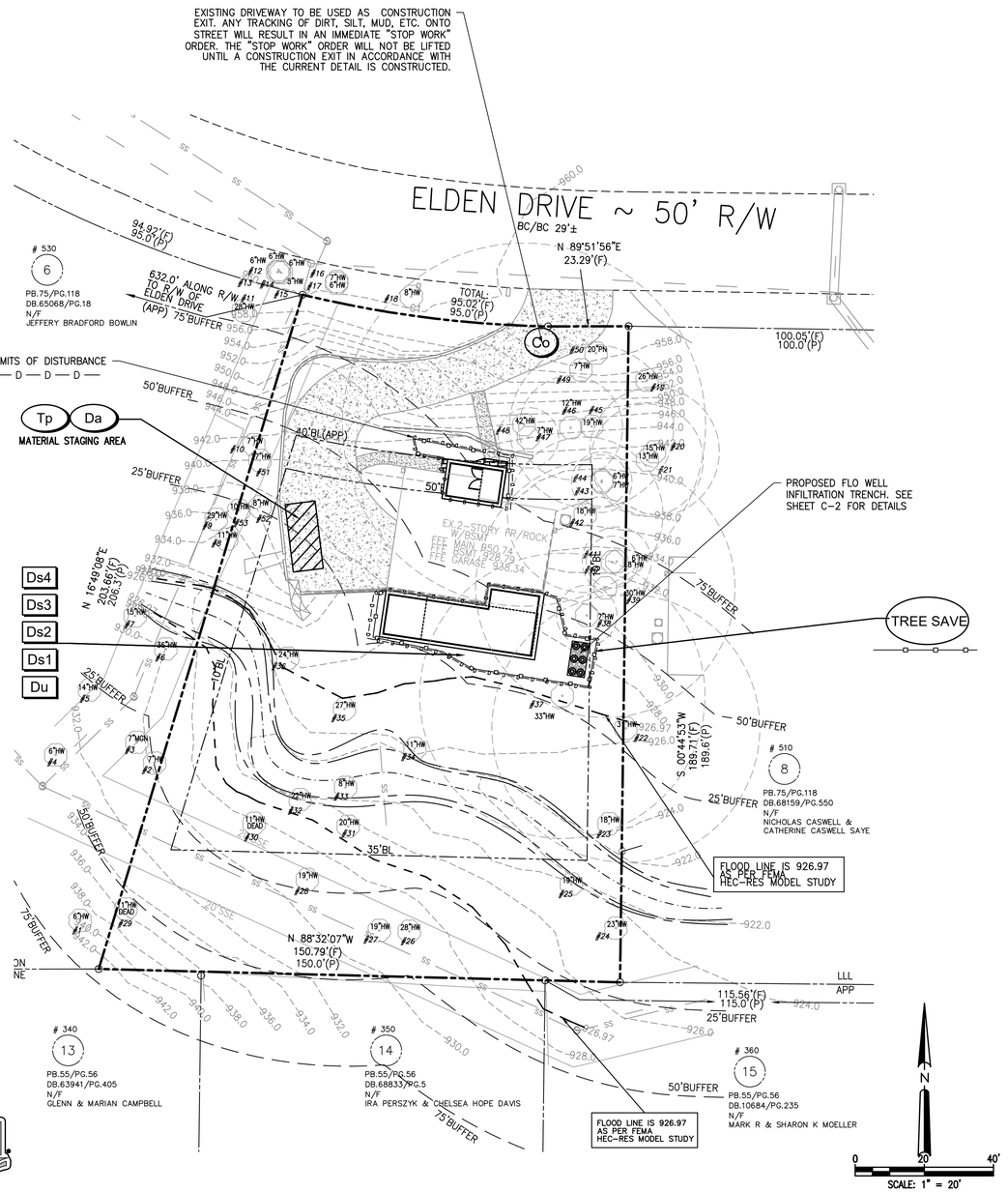
3. RESIDENTIAL FRONT YARD TREES PER SEC. 8.2.3.
PER SECTION 8.2.3, THERE IS TO BE ONE SHADE TREE PLANTED IN THE FRONT YARD PER EVERY 40 FT OF FRONTAGE:
TOTAL FRONTAGE = 98 FT = 3 REQUIRED FRONT YARD TREES
THERE ARE 6 EXISTING TREES IN THE FRONT YARD TO MEET THE REQUIREMENT

4. YARD DISTURBANCE MITIGATION CALCULATION
PER CODE SECTION 9.4.2.G: FOR EACH TREE OF 10 INCHES DBH OR GREATER REMOVED OR DAMAGED BY GRADING IN THE SIDE SETBACK, ONE TREE MUST BE PLANTED.
TOTAL TREES LOST IN SIDE YARD = 0 REMOVED = 0 MITIGATION TREES REQUIRED
(NOTE – MITIGATION TREES NOT TO BE COUNTED TOWARDS REPLACEMENT CANOPY)

5. TOTAL PROPOSED REPLACEMENT CANOPY (CODE SEC. 9.3.8.D.2)
(NOTE – MITIGATION TREES FOR LOST LANDMARK AND SIDE SETBACK TREES, DO NOT COUNT TOWARD REPLACEMENT CANOPY)
EXISTING CANOPY TO REMAIN = 24,500 SF
- REQUIRED CANOPY = 23,559 SF X 0.35 = 8,245 SF < 24,500 SF

MEETING CANOPY REQUIREMENT
THE FOLLOWING FEE IS REQURIED TO BE PAID OT THE TREE FUND
REQUIRED FEE = $0 TO BE PAID TO THE CITY

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



PREPARED BY:
CRESCENT VIEW ENGINEERING, LLC:
211 FRASIER STREET
MARIETTA, GA 30060
678-324-8410
WWW.CRESCENTVIEWENG.COM

PREPARED FOR:
PETER MACMASTER
678-362-5685
PETER@THEORYHOMES.COM

DESIGNED SWS
DRAWN SWS
CHECKED LIZ
IN CHARGE GHB
DATE 18 MAR 2026

REV	DATE	BY	CKD	DESCRIPTION

TREE PLAN

CONSTRUCTION PLANS FOR:
520 ELDEN DRIVE NE
LAND LOT 68, DISTRICT 17
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 26-067

SHEET NO.
C-4

24 HOUR EMERGENCY CONTACT: PETER MACMASTER 678-362-5685

APPLICATION OF MULCH

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

Ds1

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

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

TEMPORARY GRASSING

NOT TO SCALE

Ds2

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS.
CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED –
TEMPORARY METHODS: Ds1–MULCHING, Tb–TACKIFIERS AND BINDERS, Ds2–TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Ds3–PERMANENT VEGETATION, Ds4–SODDING

Du

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER

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

PERMANENT GRASSING

NOT TO SCALE

Ds3

EROSION AND SEDIMENT CONTROL LEGEND

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

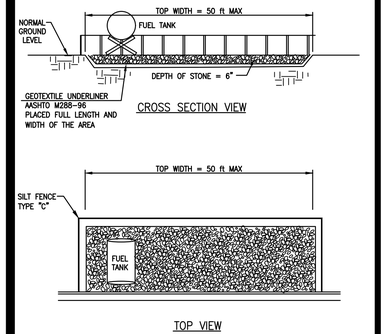
STRUCTURAL PRACTICES

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

VEGETATIVE MEASURES

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

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



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

DISPOSAL AREA

NOT TO SCALE

Da

FERTILIZER REQUIREMENTS

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

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

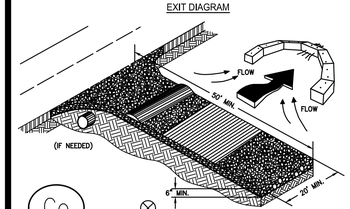
LIME APPLICATION REQUIRMENT – 2 TONS/ACRE
90% PASS THROUGH 10 – MESH SIEVE
50% PASS THROUGH 50 – MESH SIEVE
25% PASS THROUGH 25 – MESH SIEVE

FERTILIZERS

NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT

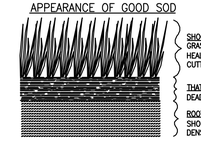
EXIT DIAGRAM



Co

ENTRANCE ELEVATION

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



INCORRECT

CORRECT

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

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

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

SOD PLANTING REQUIREMENTS

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

FERTILIZER REQUIREMENTS FOR SOD

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

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

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

APPEARANCE OF GOOD SOD

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

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

ROOT ZONE – SOIL AND ROOTS. SHOULD BE ¾"–1¼" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

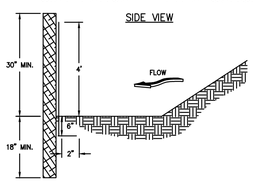
SODDING

NOT TO SCALE

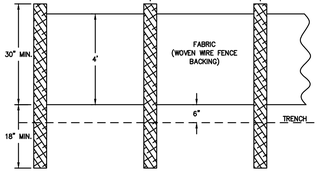
Ds4

SILT FENCE – TYPE SENSITIVE

SIDE VIEW



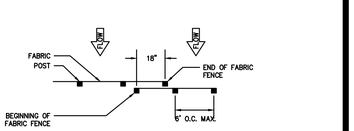
FRONT VIEW



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

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



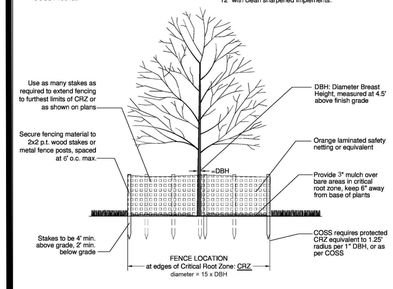
TOP VIEW – NOT TO SCALE

FRONT VIEWS – NOT TO SCALE

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

Sd1–S

NOTES:
1. Tree protection fencing to be installed prior to any land disturbance on site.
2. Locate fencing at edge of CRZ, or against pavement edges, as per approved site plans.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring access. Temporary access must be approved in advance by the COSS Arborist.
4. Activities within tree protection area are not permitted, including staging of materials, parking, pedestrian access, etc.
5. Where tree protection is adjacent to erosion control fencing, tree fence must be visible and at full 4' height min. on the inside of tree save area.
6. Where tree protection fencing encroaches on CRZ of existing trees to remain, of any size, in areas of cutting grade, tree roots are to be cut below grade to depth of 12" with clean sharpened implements.



TREE SAVE FENCE DETAIL

NOT TO SCALE

GREENCASTLE ENGINEERING, INC.
P.O. BOX 2114
PEACHTREE CITY, GEORGIA 30269
(678) 360-8909

May 2, 2025

Crescent View Engineering, LLC
211 Frasier Street, S.E.
Marietta, Georgia 30060

Attention: Mr. Trey Baltz, P.E.

Re: **Infiltration Testing of Soils**
520 Elden Drive, N.E., Sandy Springs, Georgia
Greencastle Project No. 9952

Gentlemen:

Greencastle Engineering, Inc. (Greencastle) has performed one Infiltration test in the proposed infiltration area for a rain garden on the property located at 520 Elden Drive, N.E. in Sandy Springs, Georgia in order to determine infiltration rates of the soils. We were provided with a site plan of the property which indicates that the infiltration area will be in the rear property area. One infiltration test was performed at a depth of 3 feet below the ground surface. The infiltration test was performed in general accordance with the double ring infiltrometer test method (ASTM D3385). The infiltration test results indicate that the soils in and around the water quality system area have an infiltration rate of 0.60 inches per hour at test location T-1 at a depth of 3 feet. The attached site plan indicates the approximate Infiltration test location T-1.

Greencastle appreciates the opportunity to be of service to you on this project. If you have any questions regarding this letter, please contact us.

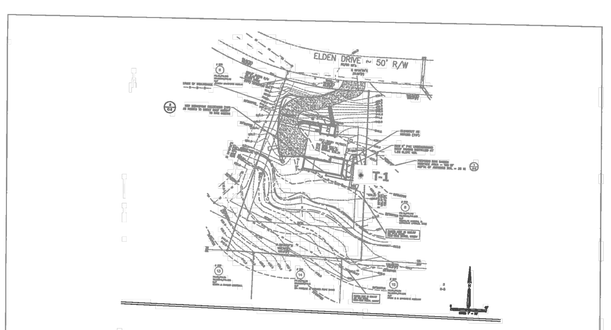
Respectfully submitted,

Greencastle Engineering, Inc.

GREGORY A. CROLL No. 23317 PROFESSIONAL ENGINEER GEORGIA

Greg A. Croll, P.E.
Senior Registered Engineer
GA. Reg. No. 23817

INFILTRATION TEST RESULTS



NDS

Flo-Well
MANUFACTURED DRY WELL

Flo-Well Assembly and Installation Sheet

Thank you for purchasing the Flo-Well system by NDS, the following information can help you maximize the benefits Flo-Well has to offer.

Part No. LFWNS24048

WARNING: Call before you dig. Contact your local utilities to create utility mark-out, and to avoid personal injury.
RECOMMENDED: For all Flo-Well configurations install at least an appropriate 10 feet from foundations or structures.

ASSEMBLY INSTRUCTIONS

BEFORE YOU DIG: Contact the local utilities to create utility markout.

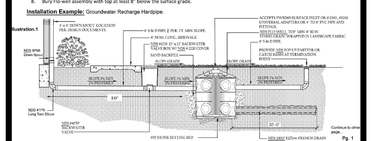
1. Place two panels side by side and align male tabs with female flange.
2. Pinch tabs and flange flush until panels interlock.
3. For final lock, slide male tabs downward until panel edges are leveled at top.
4. Repeat steps 1-3 for the third panel assembly.
5. Set cover over panel assembly and rotate until all three panel flanges are aligned with cover screw locations.

DRY WELL SETUP

Required items: Small hammer, tape, fabric pack, NDS Universal Adapter, shovel, sand or recommended 3/4" stone gravel, 4" PVC pipe, jig saw, and catch basin or downspout adapter

1. Strategically plan Flo-Wells location at a minimum distance of 10' from foundations.
   a. Note: Take into consideration traffic and elevation conditions.
2. Once Flo-Well location is verified, dig a 4' wide by 4' deep hole.
3. Dig a trench from the end of the downspout at about 1' deep and 6" wide that slopes gradually towards the Flo-Well.
4. For pipe connection and leach direction, use small hammer to knock-out appropriate 1" and 4" panel ports or use jigsaw to cut out universal adapter port.
5. Wrap fabric around Flo-Well and secure with tape to prevent soil from entering drain holes.
6. Place Flo-Well assembly into ground and insert preferred 4" pipe into knocked-out port. Connect other end of 4" pipe to downspout either by catch basin or downspout adapter.
   a. Note: Use NDS Universal Adapter and lock within panel universal adapter cut out for 3" and 4" pipes.
7. Backfill evenly around the Flo-Well with sand or recommended 3/4" stone gravel.
8. Bury Flo-well assembly with top at least 8" below the surface grade.

Installation Example: Groundwater Recharge Hardpipe.



FLO WELL

1
C–5

CONSTRUCTION DETAILS

REV	DATE	BY	CHK'D	DESCRIPTION

DESIGNED SWS
DRAWN SWS
CHECKED LIZ
IN CHARGE GHB
DATE 18 MAR 2026

CONSTRUCTION PLANS FOR:
520 ELDEN DRIVE NE
LAND LOT 68, DISTRICT 17
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

CVE PI # 26-067

SHEET NO.
C-5

PREPARED BY:
CRESCENT VIEW ENGINEERING, LLC:
211 FRASIER STREET
MARIETTA, GA 30060
678-324-8410
WWW.CRESCENTVIEWENG.COM

PREPARED FOR:
PETER MACMASTER
678-362-5685
PETER@THEORYHOMES.COM

CITY OF ATLANTA

Project Name: 520 ELDEN DRIVE NE
Project Address: 520 ELDEN DRIVE NE, ATLANTA, GA 30342
Suite Number: N/A
Contractor Name/Number: TBD
Architect Name/Number: SKETCHHAUS, 404-254-4137
Engineer Name/Number: N/A

International Building Code, 2018 Edition, with Georgia Amendments (2025)
International Residential Code, 2018 Edition, with Georgia Amendments (2024)
International Fire Code, 2018 Edition
International Plumbing Code, 2018 Edition, with Georgia Amendments (2024)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2024)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2022)
National Electrical Code, 2023 Edition
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2023)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

SCOPE OF WORK: INTERIOR REMODEL / ADDITION

DESCRIPTION OF WORK: RELOCATING KITCHEN / DINING / PRIMARY ENSUITE ON MAIN LEVEL, EXTENDING ENTRY / REMOVING EXISTING EXTERIOR STAIR), REBUILDING MAIN LEVEL DECK AND EXTENDING 12", EXTENDING REAR (NEW PRIMARY BEDROOM) TO ALIGN W/ NEW DECK, EXTENDING BASEMENT TO NEW DECK (ADDING WORKSHOP / GYM / EXTENDING DEN)

Number of Stories in Existing Building: 2 + BASEMENT
Number of Stories in Proposed Building: 2 + BASEMENT
Existing Total Heated Square Footage: 2560 SF
Proposed Total Heated Square Footage: 3325 SF

SHEET LIST

SHEET NUMBER	SHEET NAME
A001	COVER SHEET
A100	EXISTING FLOOR PLANS
A101	EXISTING FLOOR PLANS
A102	EXISTING FLOOR PLANS
A103	PROPOSED FLOOR PLANS
A104	PROPOSED FLOOR PLANS
A105	PROPOSED FLOOR PLANS
A202	PROPOSED ELEVATIONS
A203	PROPOSED ELEVATIONS
A407	DOOR & WINDOW SCHEDULES

ROOM SCHEDULE

NUMBER	NAME	AREA
BASEMENT		
01	GARAGE	652 SF
02	WORKSHOP	212 SF
03	GYM	146 SF
04	HALL	51 SF
05	DEN / WORKSPACE	664 SF
06	UTILITY	175 SF
MAIN LEVEL		
09	POWDER	23 SF
10	LIVING ROOM	381 SF
11	DINING	282 SF
12	COVERED DECK	414 SF
13	KITCHEN	173 SF
14	PANTRY	20 SF
15	PRIMARY BEDROOM	255 SF
16	W.I.C.	137 SF
17	BATH	157 SF
ENTRY		
07	COVERED PORCH	78 SF
08	FOYER	109 SF
UPPER LEVEL		
18	LOFT	155 SF
19	BEDROOM	136 SF
20	CL.	15 SF
21	BATH	62 SF
22	BEDROOM	140 SF
23	CL.	16 SF

GENERAL NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO SKETCHHAUS. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATABILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

ALL STRUCTURE TO BE REVIEWED BY PROFESSIONAL ENGINEER

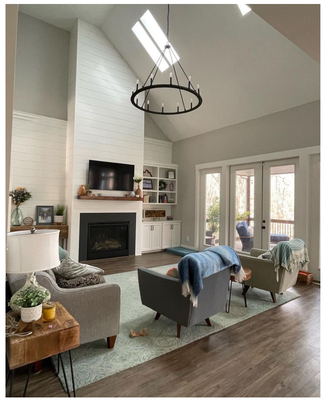
ABBREVIATIONS

A	
ACS	ABOVE CONCRETE SLAB
ALUM	ALUMINUM
ASP	ASPHALT
ADJ	ADJACENT
ARCH	ARCHITECTURAL
@	AT
AT	ACOUSTICAL TILE
B	
BLK	BLOCK
BLK'G	BLOCKING
BOT	BOTTOM
BTWN	BETWEEN
BRG	BEARING
BLDG	BUILDING
C	
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CLO	CLOSET
CLR	CLEAR
COL	COLUMN
COOR	COORDINATE
CP	CARPET
CER	CERAMIC
CT	CERAMIC TILE
CTR	CENTER
D	
DP	DAMPROOFING
DN	DOWN
DIA	DIAMETER
DS	DOWNSPOUT
DET	DETAIL
DWG	DRAWING
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
E	
EXP	EXPOSED
EF	EACH FACE
EJ	EXPANSION JOINT
EW	EACH WAY
EWC	ELECTRICAL DRINKING FOUNTAIN
EL	ELEVATION
ELC	ELECTRICAL CONTRACTOR
ELECT	ELECTRICAL
EXIST	EXISTING
EXPAN	EXPANSION
EA	EACH
ELEV	ELEVATOR
ENCL	ENCLOSE
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
F	
FP	FIREPROOF
FIN	FINISH(ED)
FL	FLOOR
FLUOR	FLUORESCENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FIXT	FIXTURE
FLR	FLOOR
FR	FRAME
FT	FEET
FE	FIRE EXTINGUISHER
G	
GA	GAUGE
GC	GENERAL CONTRACTOR
GALV	GALVANIZED
GL	GLASS
GWB	GYPSUM WALL BOARD
GB	GRAB BAR
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
H	
HM	HOLLOW METAL
HP	HIGH POINT
H	HANDRAIL
HC	HOLLOW CORE
HDW	HARDWARE
HT	HEIGHT
HVAC	HEATING, VENTILATION AIR CONDITIONING
HW	HOT WATER
I	
IDC	INSIDE DIMENSION CLEAR
INT	INTERIOR
INSUL	INSULATION
J	
JAN	JANITOR
JST	JOIST
JT	JOINT
L	
LTG	LIGHTING
LVR	LOUVER
LAM	LAMINATE
LAV	LAVATORY
LP	LOW POINT
M	
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MHO	MAGNETIC HOLD OPEN
N	
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
NO	NUMBER
O	
OC	ON CENTER
OPN'G	OPENING
P	
PLAS	PLASTIC
PL	PLATE
PLYW'D	PLYWOOD
PREFIN	PREFINISHED
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
PTD	PAINTED
PTN	PARTITION
Q	
QT	QUARRY TILE
QTY	QUANTITY
R	
RAD	RADIUS
REQ'D	REQUIRED
REF	REINFORCED
REL	RELOCATE
REV	REVISE or REVISION
RO	ROUGH OPENING
R	RISER
S	
SD	SMOKE DETECTOR
SOISPEN	SOAP DISPENSER
SCHED	SCHEDULE
SF	SQUARE FOOT/FEET
SF	SPLIT FACE
ST	STEEL
SUSP CLG	SUSPENDED CEILING
STRUCT	STRUCTURE
STOR	STORAGE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPA	SPACE
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SQ FT	SQUARE FOOT/FEET
SST	STAINLESS STEEL
STD	STANDARD
T	
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TYP	TYPICAL
T	THREAD
T/B	TOP OF BEAM
T/S	TOP OF STEEL
TER	TERRAZZO
THK	THICK
THRES	THRESHOLD
TLT	TOILET
U	
U.O.N.	UNLESS OTHERWISE NOTED
V	
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN F IELD
VB	VAPOR BARRIER
VBS	VINYL BASE
VERT	VERTICAL
VNR	VENEER
VP	VAPOR PROOF
VWC	VINYL WALL COVERING
W	
WP	WATER PROOFING
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/	WITH
WT	WEIGHT

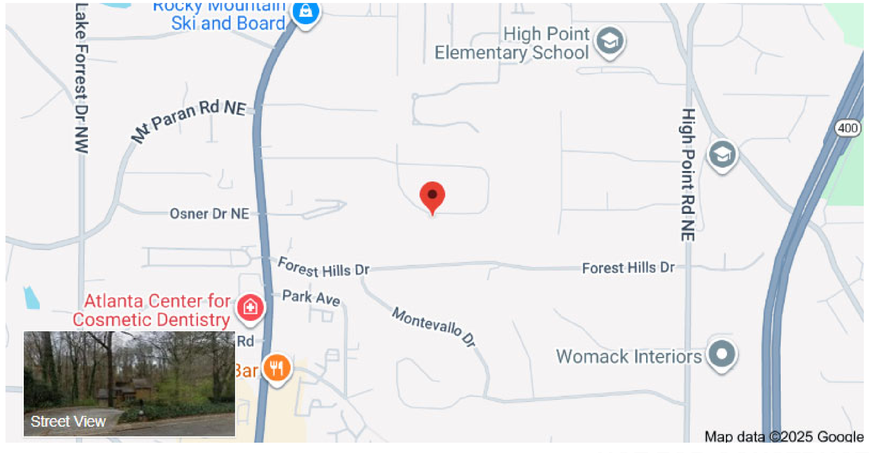
SYMBOL LEGEND

XXX / 001 — ROOM NAME / ROOM NUMBER	COLUMN LINE
X — DOOR NUMBER TAG	CENTERLINE
X — WINDOW NUMBER TAG	BEARING OR FLOOR ELEVATION
X — ELEVATION NUMBER ON SHEET / SHEET NUMBER	DEMOLITION TAG
X / X — SECTION NUMBER ON SHEET / SHEET NUMBER	REVISION CLOUD
X / X — DETAIL NUMBER ON SHEET / SHEET NUMBER	

REFERENCE IMAGES:



LOCATION:



NOT FOR CONSTRUCTION

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

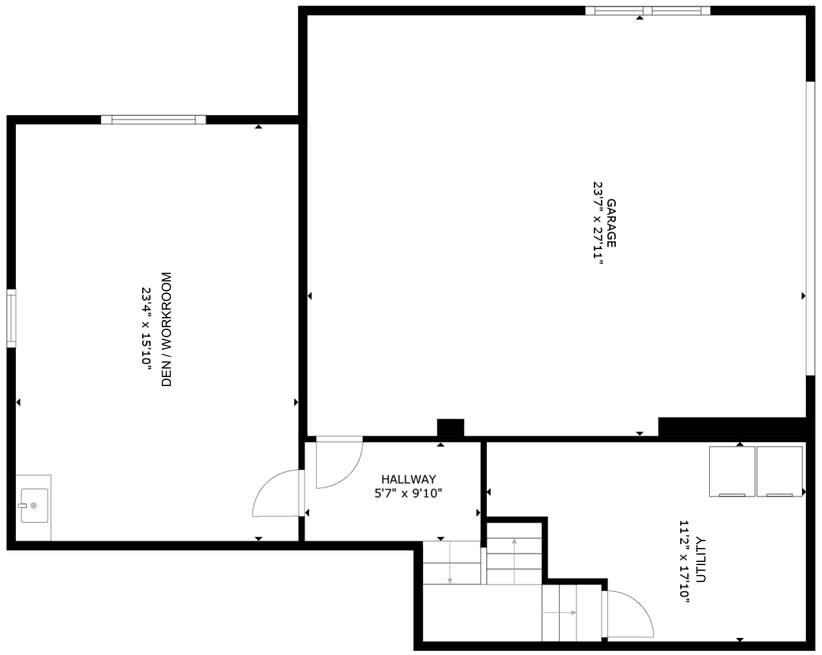
Title

COVER SHEET

Sheet Information — Sheet

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

A001



1 EXISTING BASEMENT
1/4" = 1'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

EXISTING FLOOR PLANS

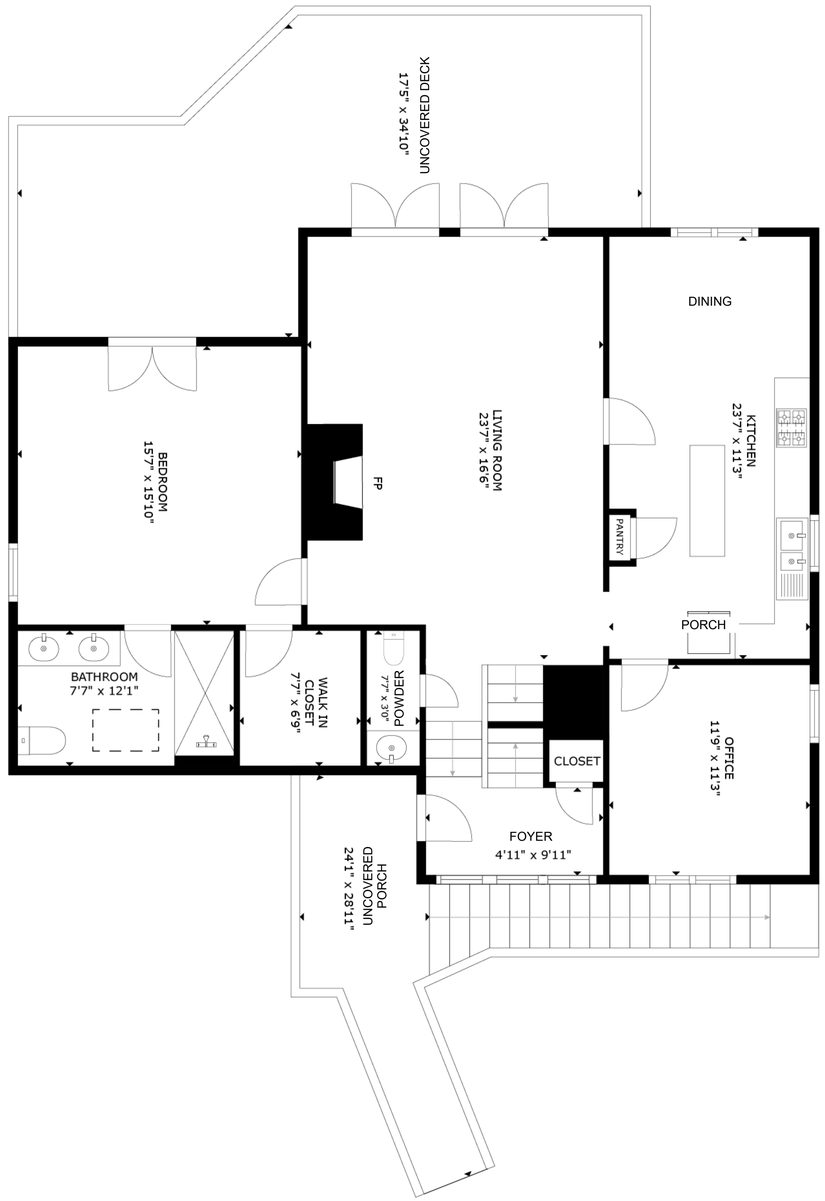
Sheet Information

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A100

NOT FOR CONSTRUCTION



1 EXISTING MAIN LEVEL
1/4" = 1'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

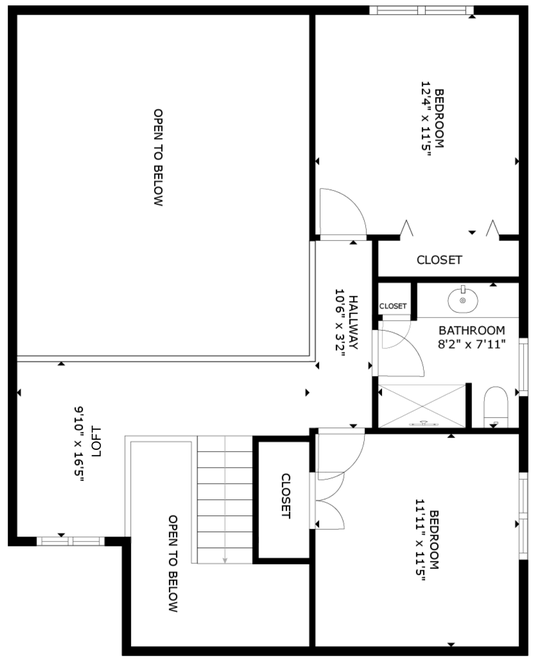
EXISTING FLOOR PLANS

Sheet Information — Sheet

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

A101

NOT FOR CONSTRUCTION



1 EXISTING UPPER LEVEL
1/4" = 1'-0"

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

EXISTING FLOOR PLANS

Sheet Information

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A102

NOT FOR CONSTRUCTION

FLOOR PLAN NOTES

THE GC SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A201-GENERAL CONDITIONS (CURRENT ISSUE). UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR.

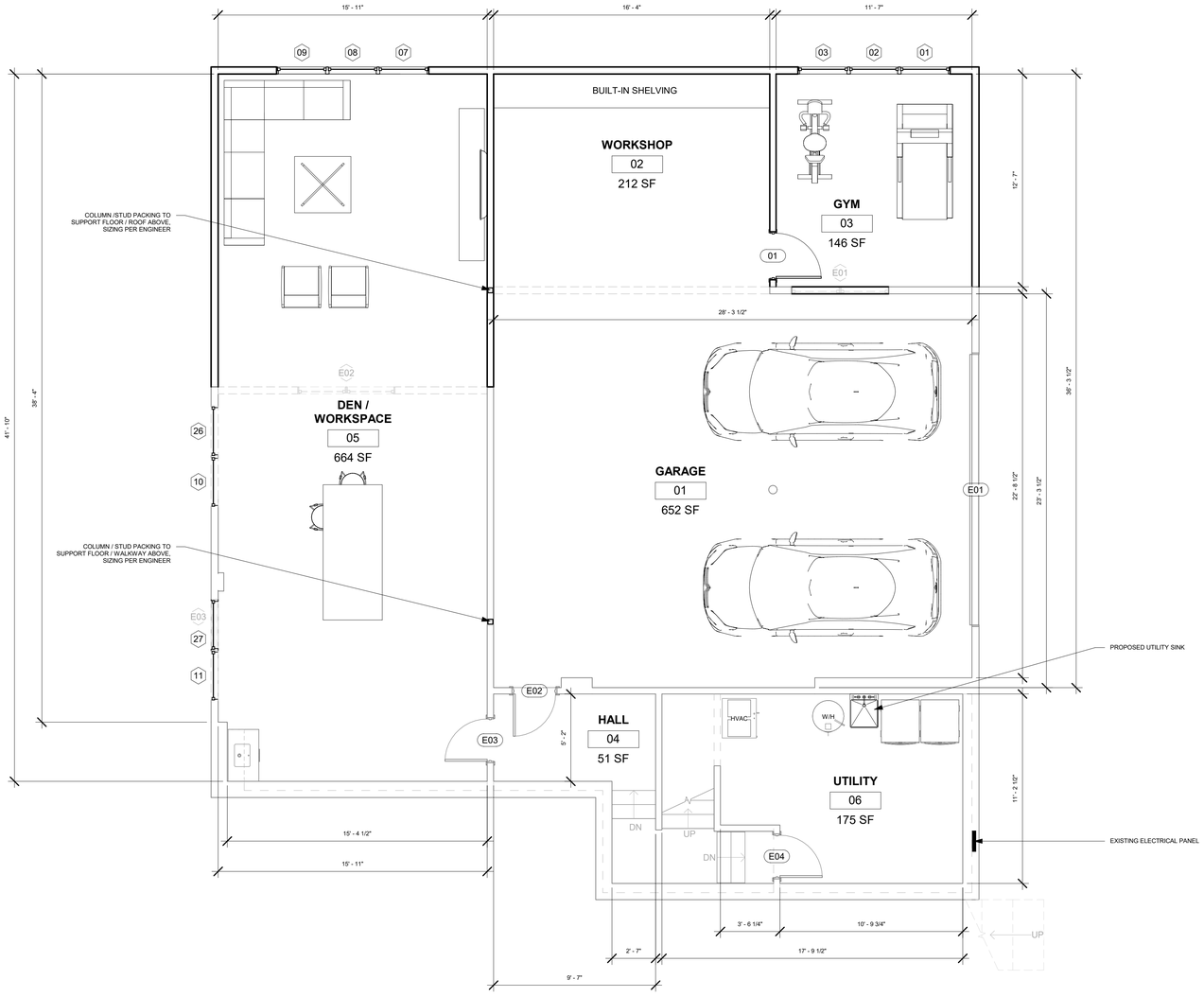
THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES

ROOM SCHEDULE

NUMBER	NAME	AREA
BASEMENT		
01	GARAGE	652 SF
02	WORKSHOP	212 SF
03	GYM	146 SF
04	HALL	51 SF
05	DEN / WORKSPACE	664 SF
06	UTILITY	175 SF
MAIN LEVEL		
09	POWDER	23 SF
10	LIVING ROOM	381 SF
11	DINING	282 SF
12	COVERED DECK	414 SF
13	KITCHEN	173 SF
14	PANTRY	20 SF
15	PRIMARY BEDROOM	255 SF
16	W.I.C.	137 SF
17	BATH	157 SF
ENTRY		
07	COVERED PORCH	78 SF
08	FOYER	109 SF
UPPER LEVEL		
18	LOFT	155 SF
19	BEDROOM	136 SF
20	CL.	15 SF
21	BATH	62 SF
22	BEDROOM	140 SF
23	CL.	16 SF



1 BASEMENT
1/4" = 1'-0"

NOT FOR CONSTRUCTION

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

PROPOSED FLOOR PLANS

Sheet Information

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A103

FLOOR PLAN NOTES

THE GC SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A201-GENERAL CONDITIONS (CURRENT ISSUE). UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR.

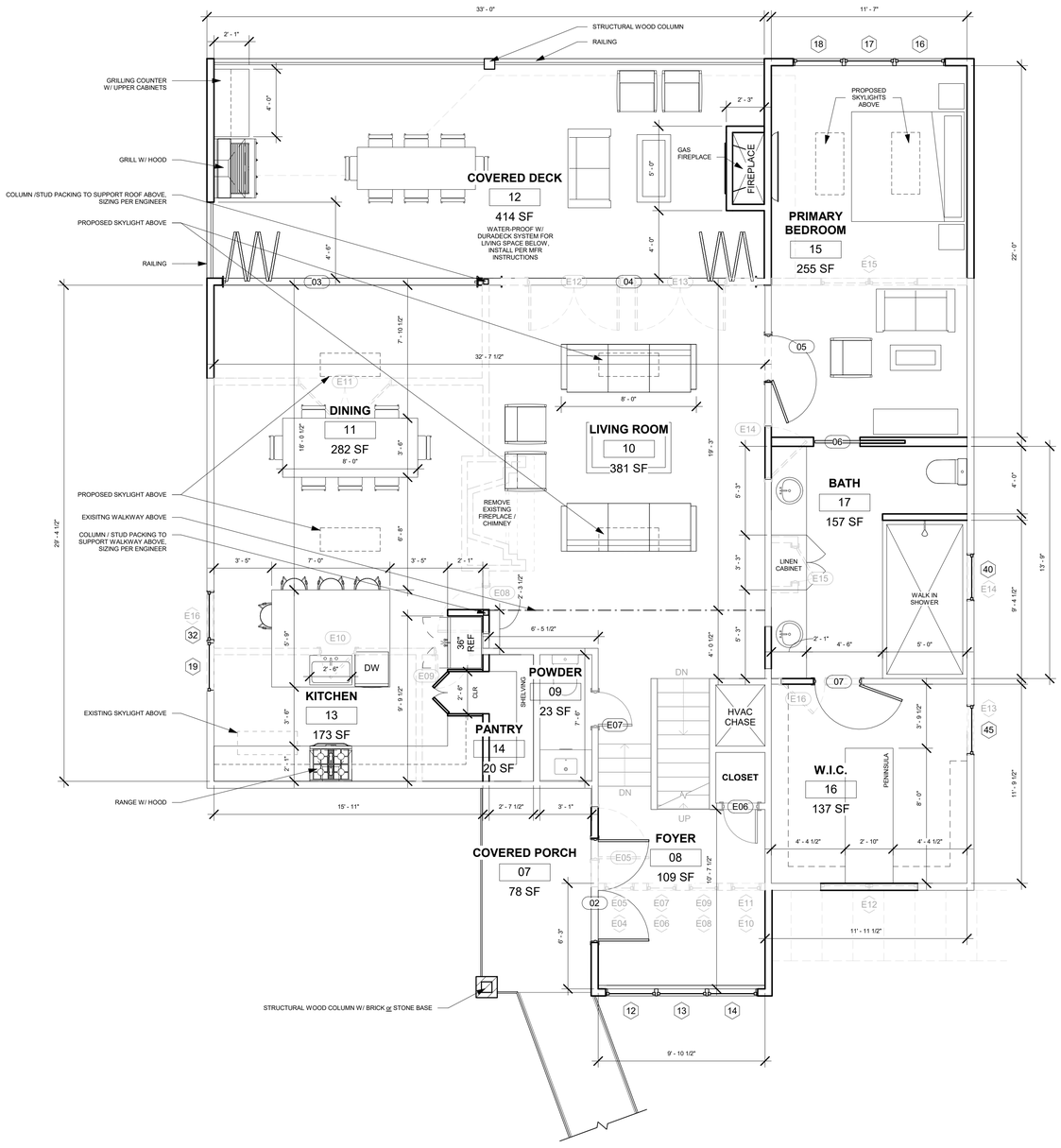
THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES

ROOM SCHEDULE

NUMBER	NAME	AREA
BASEMENT		
01	GARAGE	652 SF
02	WORKSHOP	212 SF
03	GYM	146 SF
04	HALL	51 SF
05	DEN / WORKSPACE	664 SF
06	UTILITY	175 SF
MAIN LEVEL		
09	POWDER	23 SF
10	LIVING ROOM	381 SF
11	DINING	282 SF
12	COVERED DECK	414 SF
13	KITCHEN	173 SF
14	PANTRY	20 SF
15	PRIMARY BEDROOM	255 SF
16	W.I.C.	137 SF
17	BATH	157 SF
ENTRY		
07	COVERED PORCH	78 SF
08	FOYER	109 SF
UPPER LEVEL		
18	LOFT	155 SF
19	BEDROOM	136 SF
20	CL.	15 SF
21	BATH	62 SF
22	BEDROOM	140 SF
23	CL.	16 SF



1 MAIN LEVEL
1/4" = 1'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

PROPOSED FLOOR PLANS

Sheet Information — Sheet

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

A104

NOT FOR CONSTRUCTION

FLOOR PLAN NOTES

THE GC SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED IN THE AIA DOCUMENT A201-GENERAL CONDITIONS (CURRENT ISSUE). UNLESS NOTED OTHERWISE.

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR.

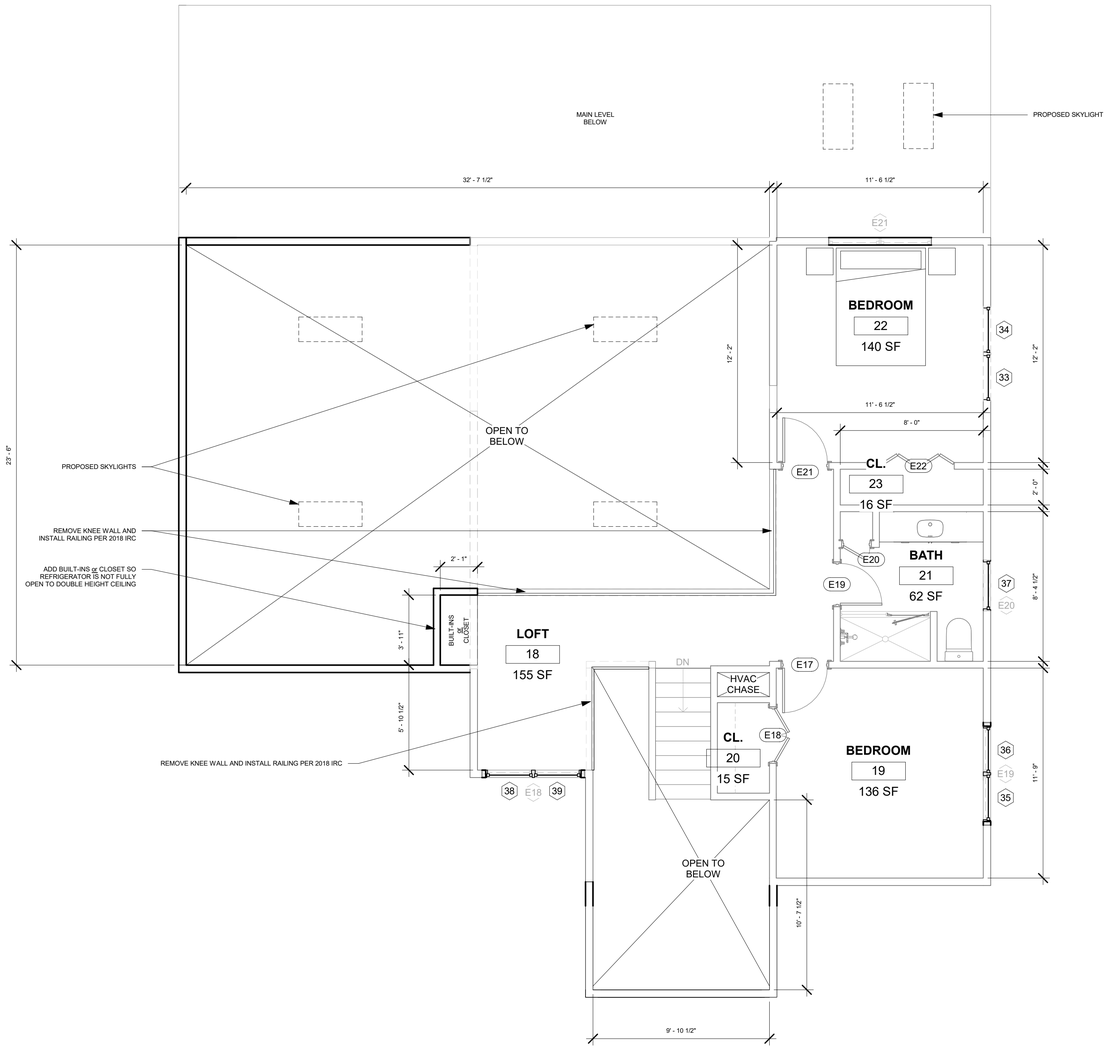
THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES

ROOM SCHEDULE

NUMBER	NAME	AREA
BASEMENT		
01	GARAGE	652 SF
02	WORKSHOP	212 SF
03	GYM	146 SF
04	HALL	51 SF
05	DEN / WORKSPACE	664 SF
06	UTILITY	175 SF
MAIN LEVEL		
09	POWDER	23 SF
10	LIVING ROOM	381 SF
11	DINING	282 SF
12	COVERED DECK	414 SF
13	KITCHEN	173 SF
14	PANTRY	20 SF
15	PRIMARY BEDROOM	255 SF
16	W.I.C.	137 SF
17	BATH	157 SF
ENTRY		
07	COVERED PORCH	78 SF
08	FOYER	109 SF
UPPER LEVEL		
18	LOFT	155 SF
19	BEDROOM	136 SF
20	CL.	15 SF
21	BATH	62 SF
22	BEDROOM	140 SF
23	CL.	16 SF



1 UPPER LEVEL
1/4" = 1'-0"

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

PROPOSED FLOOR PLANS

Sheet Information — Sheet

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

A105

NOT FOR CONSTRUCTION

2 LEFT ELEVATION
1/4" = 1'-0"

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

NOT FOR CONSTRUCTION

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

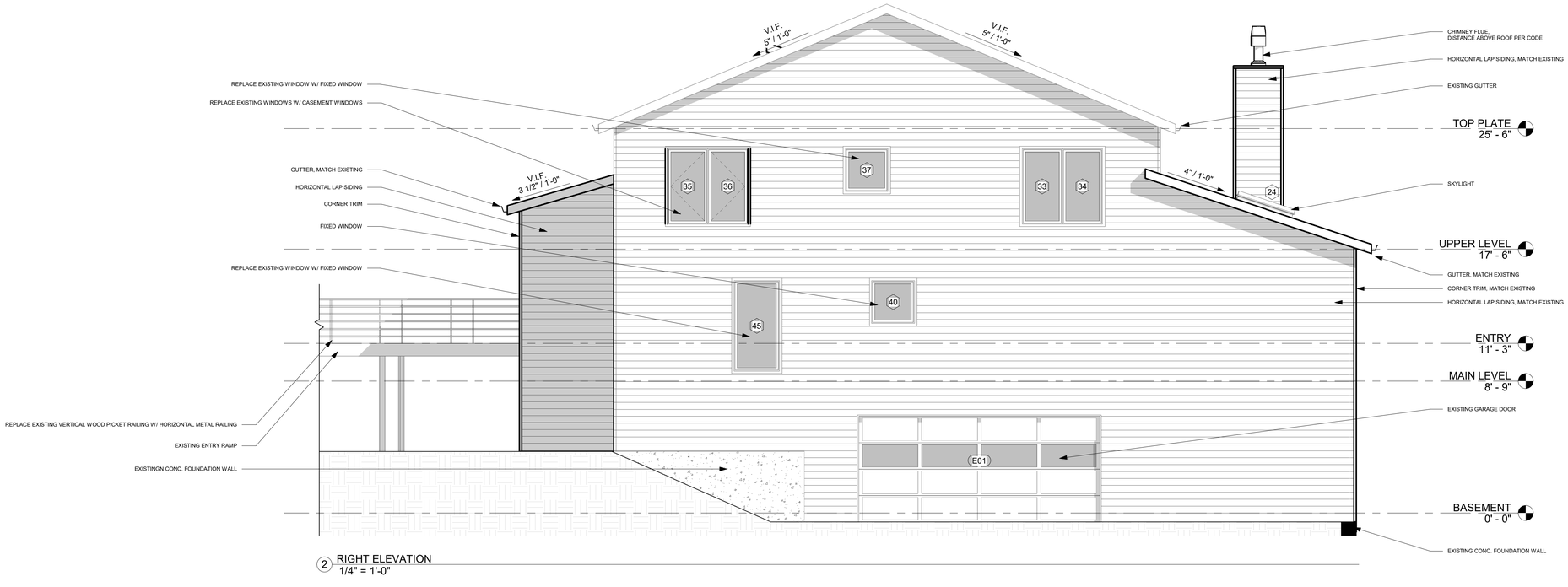
PROPOSED ELEVATIONS

Sheet Information

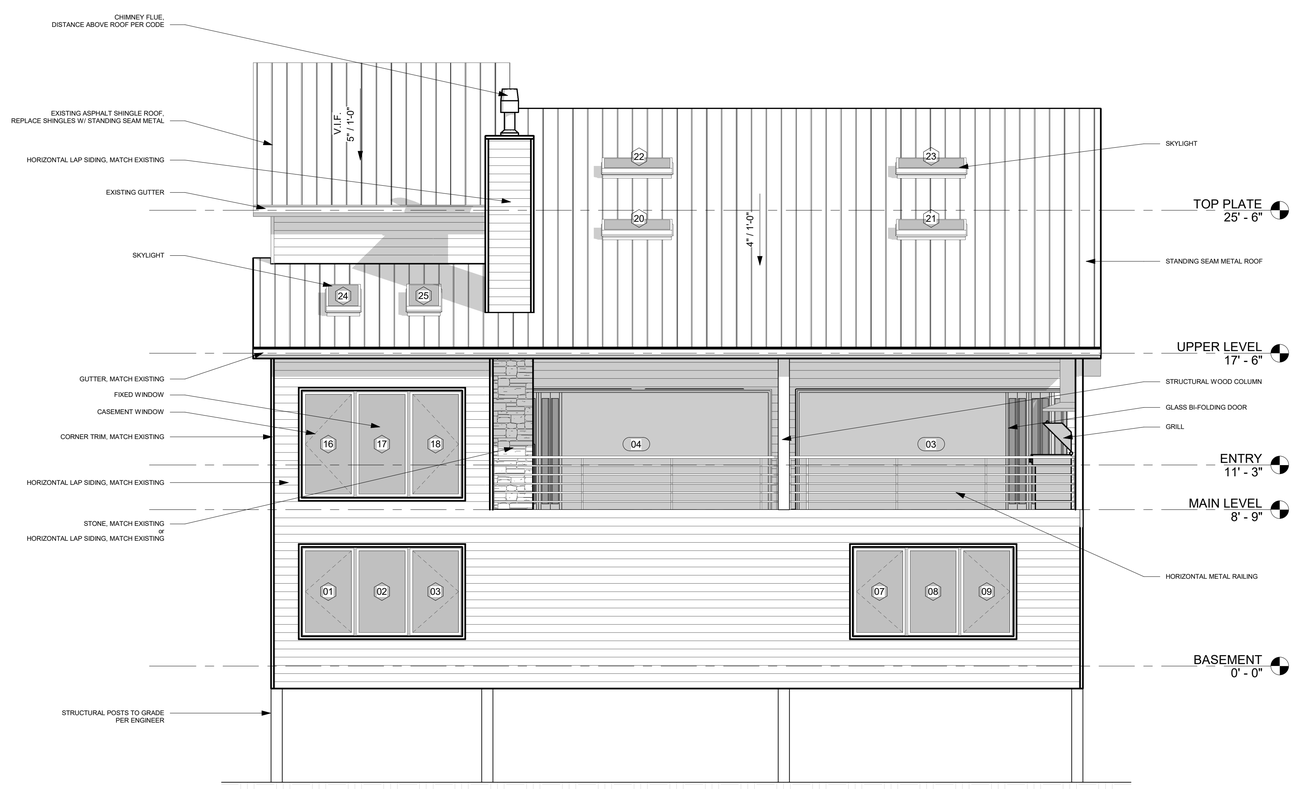
Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A202



2 RIGHT ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

PROPOSED ELEVATIONS

Sheet Information — Sheet

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

A203

DOOR NOTES:

1. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS FOR ALL EXISTING DOORS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.
2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS FOR ALL NEW DOORS SCHEDULED TO MATCH EXISITNG DOORS PRIOR TO OPENING.
3. SCHEDULED DOOR OPENINGS NOT LOCATED BY A DIMENSION SHALL BE LOCATED 4" MIN FROM ADJACENT WALL FACE OF FINISH.

DOOR SCHEDULE

DOOR NUMBER	WIDTH	HEIGHT	PHASE CREATED	PHASE DEMOLISHED
BASEMENT				
E01	16' - 0"	7' - 0"	Existing	None
E02	2' - 6"	6' - 8"	Existing	None
E03	2' - 6"	6' - 8"	Existing	None
E04	2' - 6"	6' - 8"	Existing	None
01	2' - 8"	6' - 8"	New Construction	None
MAIN LEVEL				
E07	2' - 0"	6' - 8"	Existing	None
E08	2' - 8"	6' - 8"	Existing	New Construction
E09	2' - 0"	6' - 8"	Existing	New Construction
E10	2' - 0"	6' - 8"	Existing	New Construction
E11	5' - 4"	6' - 8"	Existing	New Construction
E12	5' - 4"	6' - 8"	Existing	New Construction
E13	5' - 4"	6' - 8"	Existing	New Construction
E14	3' - 0"	6' - 8"	Existing	New Construction
E15	2' - 0"	6' - 8"	Existing	New Construction
E16	2' - 6"	6' - 8"	Existing	New Construction
03	15' - 0"	6' - 8"	New Construction	None
04	15' - 0"	6' - 8"	New Construction	None
05	2' - 8"	6' - 8"	New Construction	None
06	2' - 8"	6' - 8"	New Construction	None
07	2' - 8"	6' - 8"	New Construction	None
ENTRY				
E05	3' - 0"	6' - 10"	Existing	New Construction
E06	2' - 0"	6' - 8"	Existing	None
02	6' - 0"	6' - 8"	New Construction	None
UPPER LEVEL				
E17	2' - 6"	6' - 8"	Existing	None
E18	3' - 0"	6' - 8"	Existing	None
E19	2' - 4"	6' - 8"	Existing	None
E20	1' - 6"	6' - 8"	Existing	None
E21	2' - 6"	6' - 8"	Existing	None
E22	4' - 0"	6' - 8"	Existing	None

WINDOW NOTES:

1. ALL WINDOWS TO BE REPLACED.
2. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS, HEAD HEIGHTS & SILL HEIGHTS FOR ALL EXISTING WINDOWS SCHEDULED FOR REPLACEMENT PRIOR TO ORDERING.
3. CONTRACTOR SHALL FIELD VERIFY DIMENSIONS, HEAD HEIGHTS & SILL HEIGHTS FOR ALL NEW WINDOWS SCHEDULED TO MATCH EXISITNG DOORS PRIOR TO OPENING.

WINDOW SCHEDULE

WINDOW NUMBER	WIDTH	HEIGHT	SILL	PHASE CREATED	PHASE DEMOLISHED
BASEMENT					
E01	5' - 9"	4' - 0"	2' - 5"	Existing	New Construction
E02	5' - 9"	5' - 0"	1' - 8"	Existing	New Construction
E03	3' - 0"	5' - 0"	1' - 8"	Existing	New Construction
01	3' - 0"	5' - 0"	1' - 8"	New Construction	None
02	3' - 0"	5' - 0"	1' - 8"	New Construction	None
03	3' - 0"	5' - 0"	1' - 8"	New Construction	None
07	3' - 0"	5' - 0"	1' - 8"	New Construction	None
08	3' - 0"	5' - 0"	1' - 8"	New Construction	None
09	3' - 0"	5' - 0"	1' - 8"	New Construction	None
10	3' - 0"	5' - 0"	1' - 8"	New Construction	None
11	3' - 0"	5' - 0"	1' - 8"	New Construction	None
26	3' - 0"	5' - 0"	1' - 8"	New Construction	None
27	3' - 0"	5' - 0"	1' - 8"	New Construction	None
MAIN LEVEL					
E12	5' - 9"	6' - 0"	0' - 8"	Existing	New Construction
E13	3' - 0"	6' - 0"	0' - 8"	Existing	New Construction
E14	2' - 10"	2' - 10"	3' - 10"	Existing	New Construction
E15	5' - 9"	6' - 0"	0' - 8"	Existing	New Construction
E16	3' - 0"	6' - 0"	0' - 8"	Existing	New Construction
E17	3' - 10"	1' - 10"		Existing	None
16	3' - 0"	6' - 0"	0' - 8"	New Construction	None
17	3' - 0"	6' - 0"	0' - 8"	New Construction	None
18	3' - 0"	6' - 0"	0' - 8"	New Construction	None
19	3' - 0"	6' - 0"	0' - 8"	New Construction	None
24	3' - 10"	1' - 10"		New Construction	None
25	3' - 10"	1' - 10"		New Construction	None
32	3' - 0"	6' - 0"	0' - 8"	New Construction	None
40	2' - 10"	2' - 10"	3' - 10"	New Construction	None
45	3' - 0"	6' - 0"	0' - 8"	New Construction	None
ENTRY					
E04	1' - 9"	4' - 0"	2' - 8"	Existing	New Construction
E05	1' - 9"	2' - 0"	0' - 8"	Existing	New Construction
E06	1' - 9"	4' - 0"	2' - 8"	Existing	New Construction
E07	1' - 9"	2' - 0"	0' - 8"	Existing	New Construction
E08	1' - 9"	4' - 0"	2' - 8"	Existing	New Construction
E09	1' - 9"	2' - 0"	0' - 8"	Existing	New Construction
E10	1' - 9"	4' - 0"	2' - 8"	Existing	New Construction
E11	1' - 9"	2' - 0"	0' - 8"	Existing	New Construction
12	3' - 0"	6' - 0"	0' - 8"	New Construction	None
13	3' - 0"	6' - 0"	0' - 8"	New Construction	None
14	3' - 0"	6' - 0"	0' - 8"	New Construction	None
UPPER LEVEL					
E18	5' - 9"	4' - 0"	1' - 6"	Existing	New Construction
E19	5' - 9"	5' - 0"	1' - 8"	Existing	New Construction
E20	2' - 10"	2' - 10"	3' - 10"	Existing	New Construction
E21	5' - 9"	5' - 0"	1' - 8"	Existing	New Construction
E22	2' - 8"	1' - 4"	9' - 0"	Existing	None
E23	2' - 8"	1' - 4"	9' - 0"	Existing	None
E24	2' - 8"	1' - 4"	9' - 0"	Existing	None
E25	2' - 8"	1' - 4"	9' - 0"	Existing	None
20	3' - 10"	1' - 10"		New Construction	None
21	3' - 10"	1' - 10"		New Construction	None
22	3' - 10"	1' - 10"		New Construction	None
23	3' - 10"	1' - 10"		New Construction	None
33	2' - 8"	5' - 0"	1' - 8"	New Construction	None
34	2' - 8"	5' - 0"	1' - 8"	New Construction	None
35	2' - 8"	5' - 0"	1' - 8"	New Construction	None
36	2' - 8"	5' - 0"	1' - 8"	New Construction	None
37	2' - 10"	2' - 10"	3' - 10"	New Construction	None
38	2' - 8"	4' - 0"	1' - 6"	New Construction	None
39	2' - 8"	4' - 0"	1' - 6"	New Construction	None
TOP PLATE					
41	2' - 8"	1' - 4"	1' - 0"	New Construction	None
42	2' - 8"	1' - 4"	1' - 0"	New Construction	None
43	2' - 8"	1' - 4"	1' - 0"	New Construction	None
44	2' - 8"	1' - 4"	1' - 0"	New Construction	None

NOT FOR CONSTRUCTION

COPYRIGHT NOTICE: All rights reserved. No part of this document or any of its contents may be reproduced, copied, modified, or adapted without the prior written consent of the author, unless otherwise indicated for stand-alone materials.

SKETCH HAUS
BY TAYLOR WORKSHOP LLC

520 ELDEN DRIVE NE

520 ELDEN DRIVE NE, ATLANTA, GA 30342

RESERVED FOR REGISTRATION/STAMP

Revisions

NO.	ISSUE	DATE

Title

DOOR & WINDOW SCHEDULES

Sheet Information

Date	12/15/2025
Drawn	Author
Checked	Checker
Approved	Approver

Sheet

A407

DESIGN CRITERIA

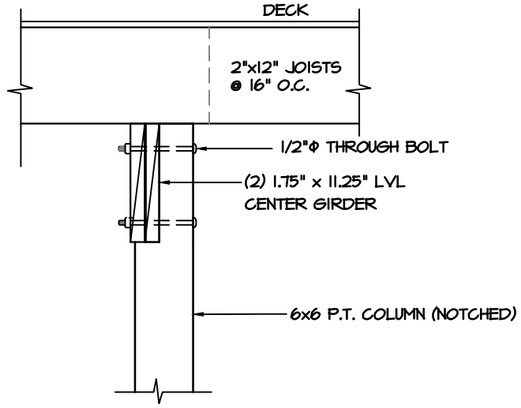
1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2,500 PSF
2. BACKFILL MATERIAL: AS SHOWN
3. SURCHARGE LOADING: NONE
4. LIVE LOAD: 40 PSF
5. DEAD LOAD: 10 PSF
6. STEEL REINFORCEMENT:
   GRADE: GRADE 60
   ASTM REFERENCE: ASTM 615
7. 28-DAY COMPRESSIVE STRENGTH (f'c) OF CONCRETE: 3,000 PSI

APPLICABLE CODES

GEORGIA STATE MINIMUM CODES; INTERNATIONAL RES. BUILDING CODE, 2024 and ALL GEORGIA STATE AMENDMENTS.

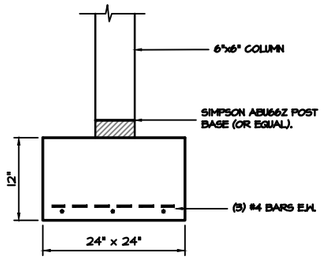
LVL INFORMATION:
E=2,000,000 Fb - 2,900

ALL LUMBER TO BE #2 SP or SPF



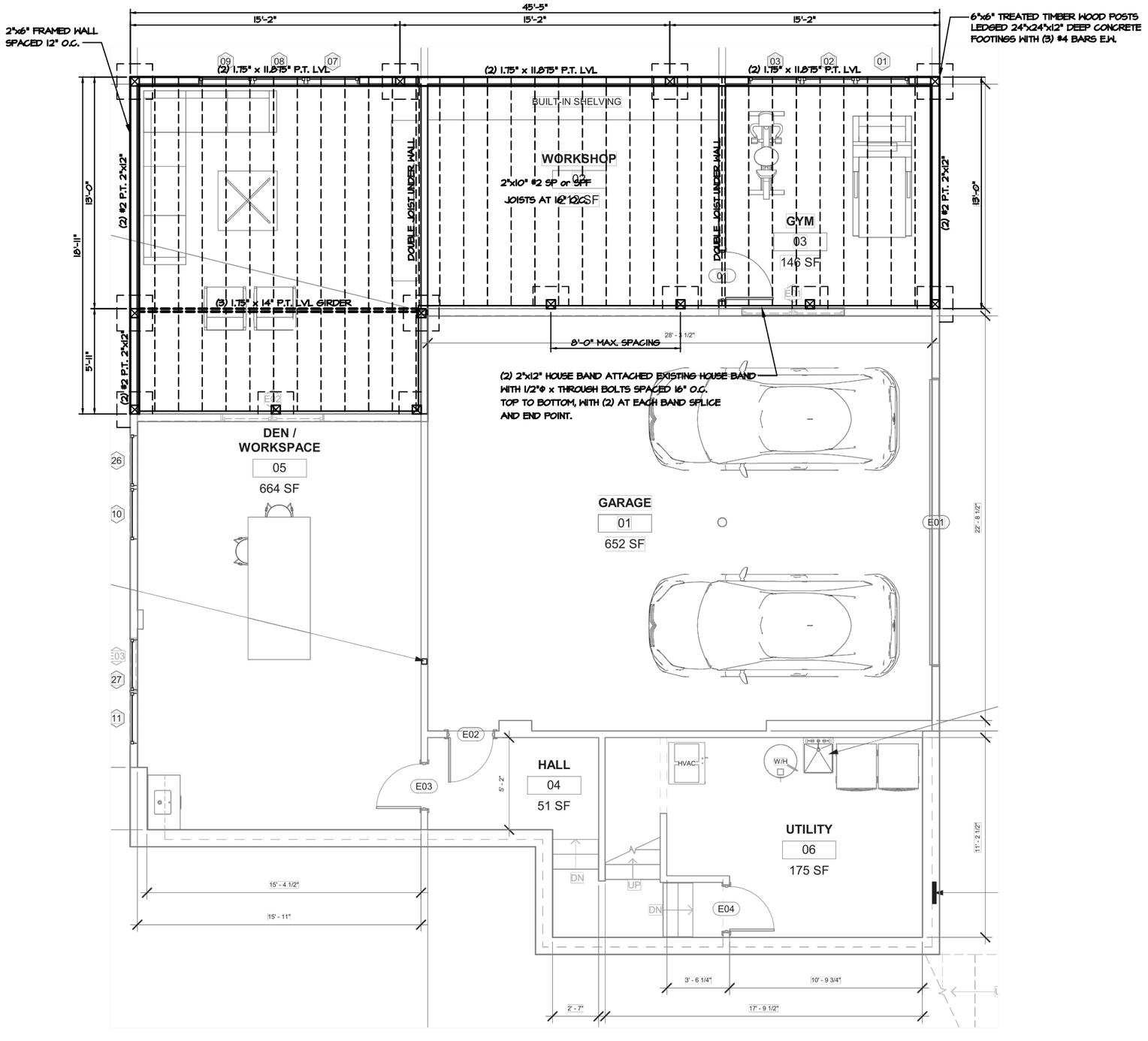
POST ATTACHMENT DETAIL

SCALE: NOT TO SCALE



DECK FOOTING

SCALE: NOT TO SCALE



FOUNDATION & FRAMING PLAN

SCALE: NOT TO SCALE

GEORGIA REGISTERED No. 15301 PROFESSIONAL ENGINEER ALBERT J. PALMER

PALMER CONSTRUCTION CONSULTANTS, INC.
209 ARNOLD MILL ROAD
WOODSTOCK, GA 30188
770-886-5033 office
770-886-8084 fax
PEF #: 4308, EXP. 6.30.26

DRAWING TITLE:

STRUCTURAL FOUNDATION PLAN

CLIENT: THEORY HOMES
ADDRESS: 520 ELDEN DRIVE SANDY SPRINGS, GA
SCALE: NOT TO SCALE
DATE: 20 MAR 2026
AJP

DESIGN CRITERIA

1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2,500 PSF
2. BACKFILL MATERIAL: AS SHOWN
3. SURCHARGE LOADING: NONE
4. LIVE LOAD: 40 PSF
5. DEAD LOAD: 10 PSF
6. STEEL REINFORCEMENT:
   GRADE: GRADE 60
   ASTM REFERENCE: ASTM 615
7. 28-DAY COMPRESSIVE STRENGTH (f'c) OF CONCRETE: 3,000 PSI

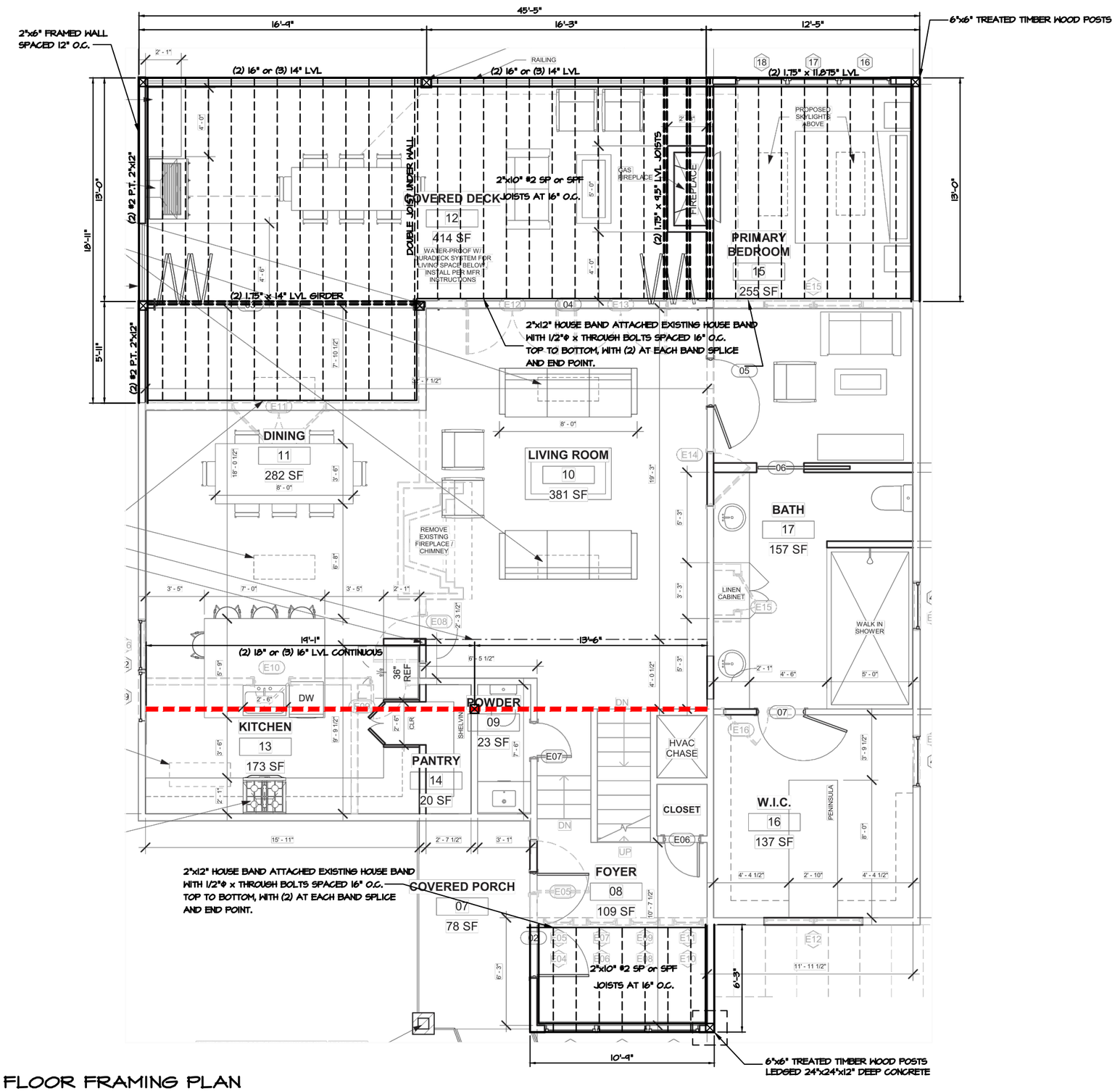
APPLICABLE CODES

GEORGIA STATE MINIMUM CODES: INTERNATIONAL RES. BUILDING CODE, 2024 and ALL GEORGIA STATE AMENDMENTS.

LVL INFORMATION:
E=2,000,000 Fb - 2,900

ALL LUMBER TO BE #2 SP or SPF

GEORGIA REGISTERED No. 15301 PROFESSIONAL ENGINEER ALBERT J. PALMER



SECOND FLOOR FRAMING PLAN

SCALE: NOT TO SCALE

CLIENT: THEORY HOMES
ADDRESS: 520 ELDEN DRIVE SANDY SPRINGS, GA
SCALE: NOT TO SCALE
DATE: 20 MAR 2026
AJP

DRAWING TITLE:

STRUCTURAL FLOOR FRAMING PLAN

PALMER CONSTRUCTION CONSULTANTS, INC.
204 ARNOLD MILL ROAD
WOODSTOCK, GA 30188
770-886-5033 office
770-886-8084 fax
PEF #: 4308, EXP. 6.30.26

DESIGN CRITERIA

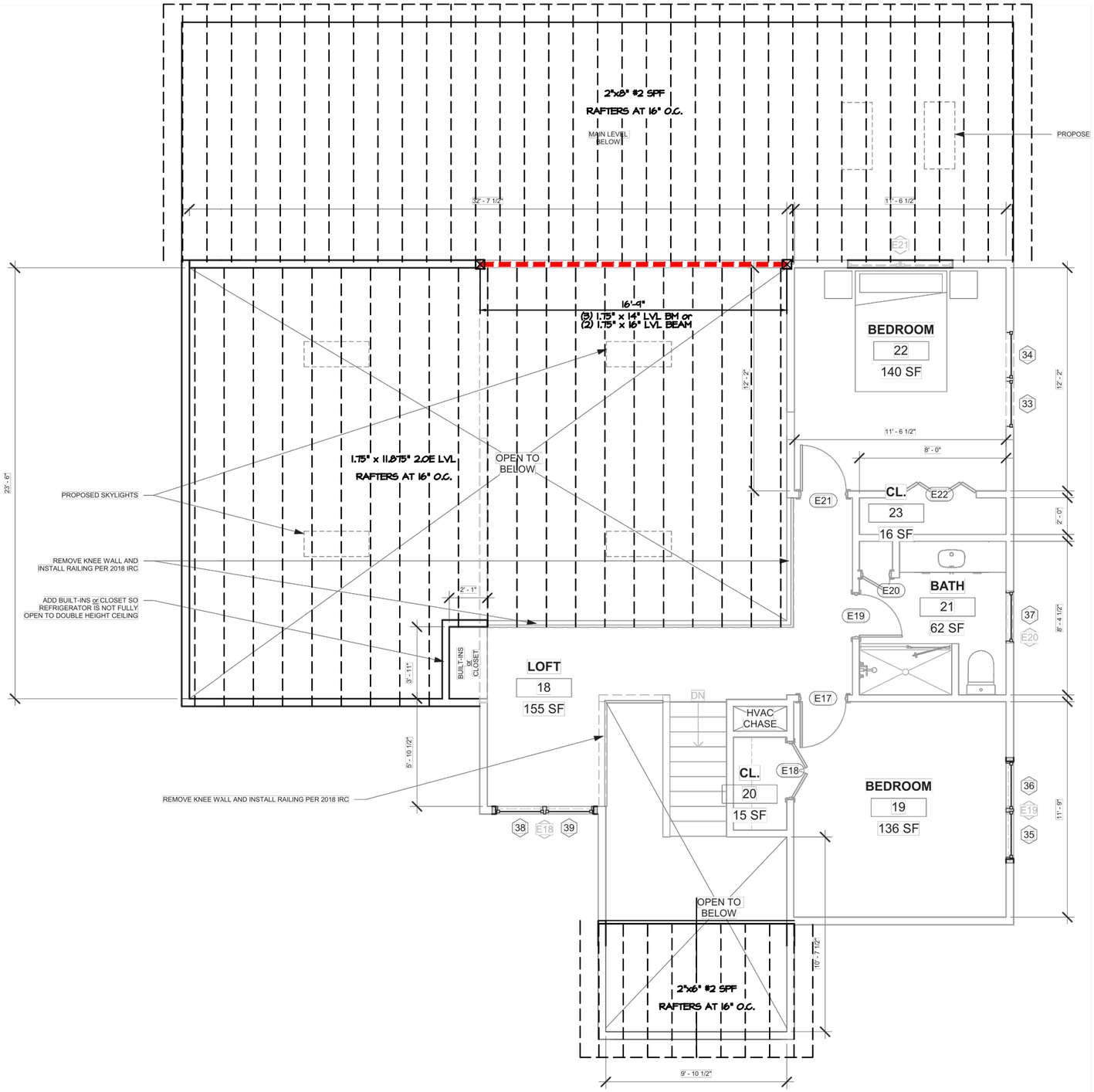
1. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2,500 PSF
2. BACKFILL MATERIAL: AS SHOWN
3. SURCHARGE LOADING: NONE
4. LIVE LOAD: 40 PSF
5. DEAD LOAD: 10 PSF
6. STEEL REINFORCEMENT:
   GRADE: GRADE 60
   ASTM REFERENCE: ASTM 615
7. 28-DAY COMPRESSIVE STRENGTH (f'c) OF CONCRETE: 3,000 PSI

LVL INFORMATION:
E=2,000,000 Fb - 2,900

ALL LUMBER TO BE #2 SP or SPF

APPLICABLE CODES

GEORGIA STATE MINIMUM CODES:
INTERNATIONAL RES. BUILDING CODE, 2024 and ALL GEORGIA STATE AMENDMENTS.



GEORGIA REGISTERED No. 15301 PROFESSIONAL ENGINEER ALBERT J. PALMER

ROOF FRAMING PLAN

SCALE: NOT TO SCALE

REVISED: 07 APR 2026

CLIENT: THEORY HOMES

ADDRESS: 520 ELDEN DRIVE SANDY SPRINGS, GA

SCALE: NOT TO SCALE

DATE: 20 MAR 2026

AJP

3 of 3

DRAWING TITLE:

STRUCTURAL ROOF FRAMING PLAN

PALMER CONSTRUCTION CONSULTANTS, INC.
204 ARNOLD MILL ROAD
WOODSTOCK, GA 30188
770-886-5033 office
770-886-9084 fax
PEF #: 4308, EXP. 6.30.26

Scenes from the Northside Hospital Peachtree Road Race

Photos by Dave Quick

More than 55,000 runners and walkers filled the streets of Atlanta on July 4 for the world's largest 10K race.

The 57th running of the Peachtree Road Race marked the event's first year with a title sponsor in more than 50 years, making it the Northside Hospital Peachtree Road Race. Participants started at Lenox Square and finished in Piedmont Park, running through the heart of the city before crossing the finish line into a post-race celebration.

Early registration for the 2027 Northside Hospital Peachtree Road Race on July 4 and the 2027 Northside Hospital Polar Opposite Peachtree Road Race on Jan. 2 is open through July 11. During the early registration period, participants can guarantee entry into both events while receiving the lowest registration price.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-9
Petitioner:	Kaci Palo, Permits Unlimited, LLC
Property Location:	4630 Mount Paran Parkway Parcel # 17 0177 LL1000
Current Zoning:	RE-1
Request:	Request for a Variance from Sec. 2.2.2. and 7.8.24. to allow a two-story accessory structure to encroach into the 40-foot rear setback.
Public Hearings:	Board of Appeals Wednesday, August 5 , 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-43
Petitioner:	Alex Brock, SGR Law
Property Location:	116 Hardeman Road Parcel # 17 009300020117
Current Zoning:	RD-18
Request:	Request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the setbacks and to exceed the maximum lot coverage.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-41
Petitioner:	Richard Goldstein, Mosaic Design Build
Property Location:	4805 Jett Road Parcel # 17 0162 LL0975
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 7.8.24. to allow a residential accessory structure in the 60-foot primary street setback.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-33
Petitioner:	Peter Macmaster, Theory Homes
Property Location:	520 Elden Drive Parcel # 17 006800040454
Current Zoning:	RD-18
Request:	Request for a Stream Buffer Variance from Div. 9.2. to allow for a porch in the 75-foot impervious surface setback and a deck in the 50-foot undisturbed vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT
Board of Appeals Meeting, August 5, 2026

Case: **V-26-33 – 520 Elden Drive**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: July 28, 2026

REQUEST
Request for a Stream Buffer variance from Div. 9.2. to allow for a deck, porch and home additions in the 75-foot impervious surface setback and the 50-foot undisturbed vegetative buffer.

APPLICANT		
Property Owners:	Petitioner:	Representative:
Nicholas Osborne	Peter MacMaster, Theory Homes LLC	Peter MacMaster, Theory Homes LLC

RECOMMENDATIONS
Department of Community Development
Staff recommends **Approval with Conditions** of Variance V-26-33

MATERIALS SUBMITTED AND REVIEWED

Materials

1. Application received on May 21, 2026

Plans

1. "*20252126 520 Elden Dr NE Atlanta GA 30342 Model SURVEY.pdf"* prepared by Survey Land Express, Inc. and stamped by Eugene A. Stepanov. Received on May 8, 2026.

2. *"2026-05-06 520 Elden Drive Addition SBV.pdf"* prepared by Crescent View Engineering, LLC and stamped by George H. Baltz III. Received on May 8, 2026.

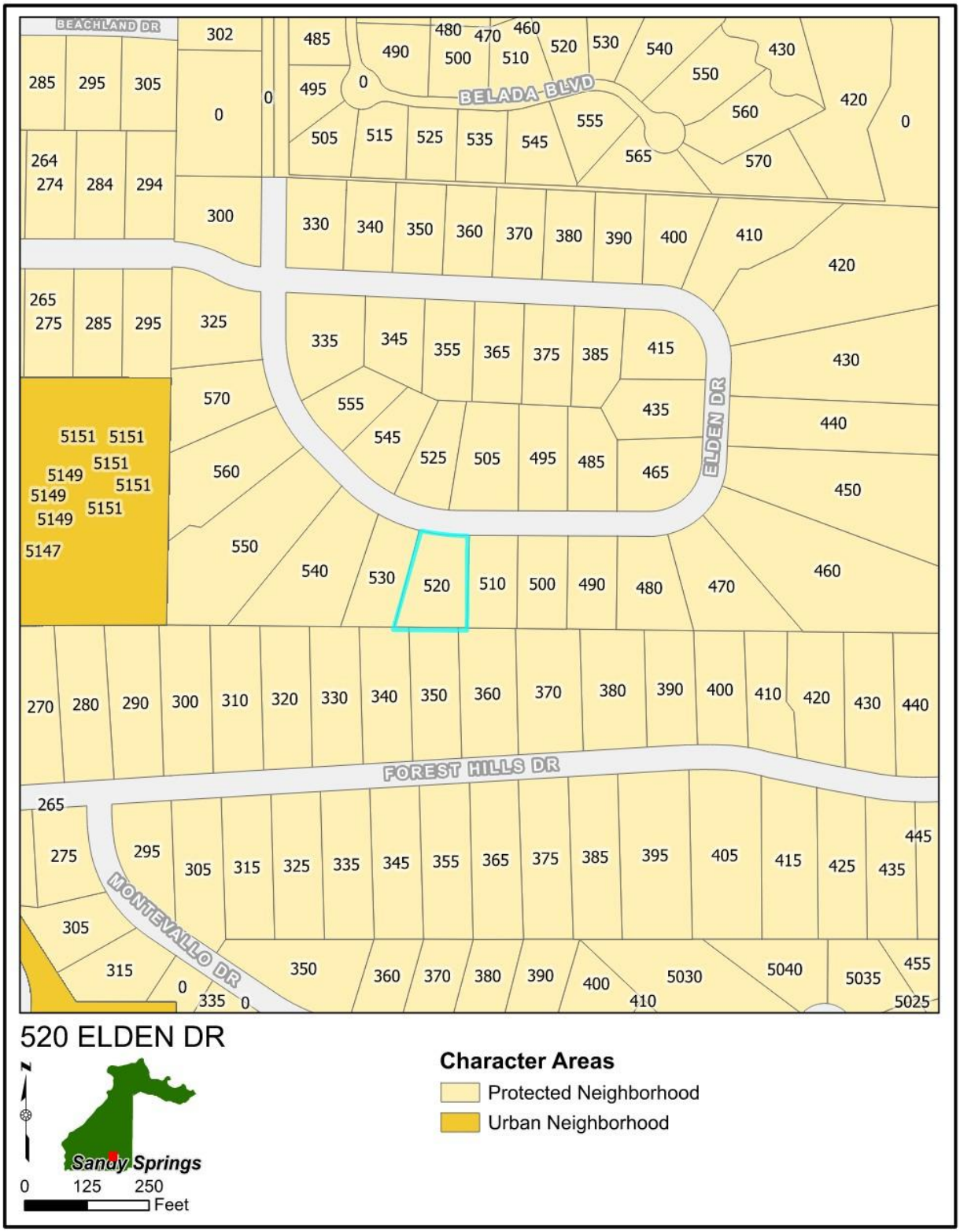
3. *"260219_520_Elden_Drive_NE"* prepared by Sketch Haus by Taylor Workshop, LLC and received on May 8, 2026.

4. *"260219_520_Elden_Drive_NE"* prepared by Palmer Construction Consultants, Inc. and stamped by Albert J. Palmer. Received on May 8, 2026.

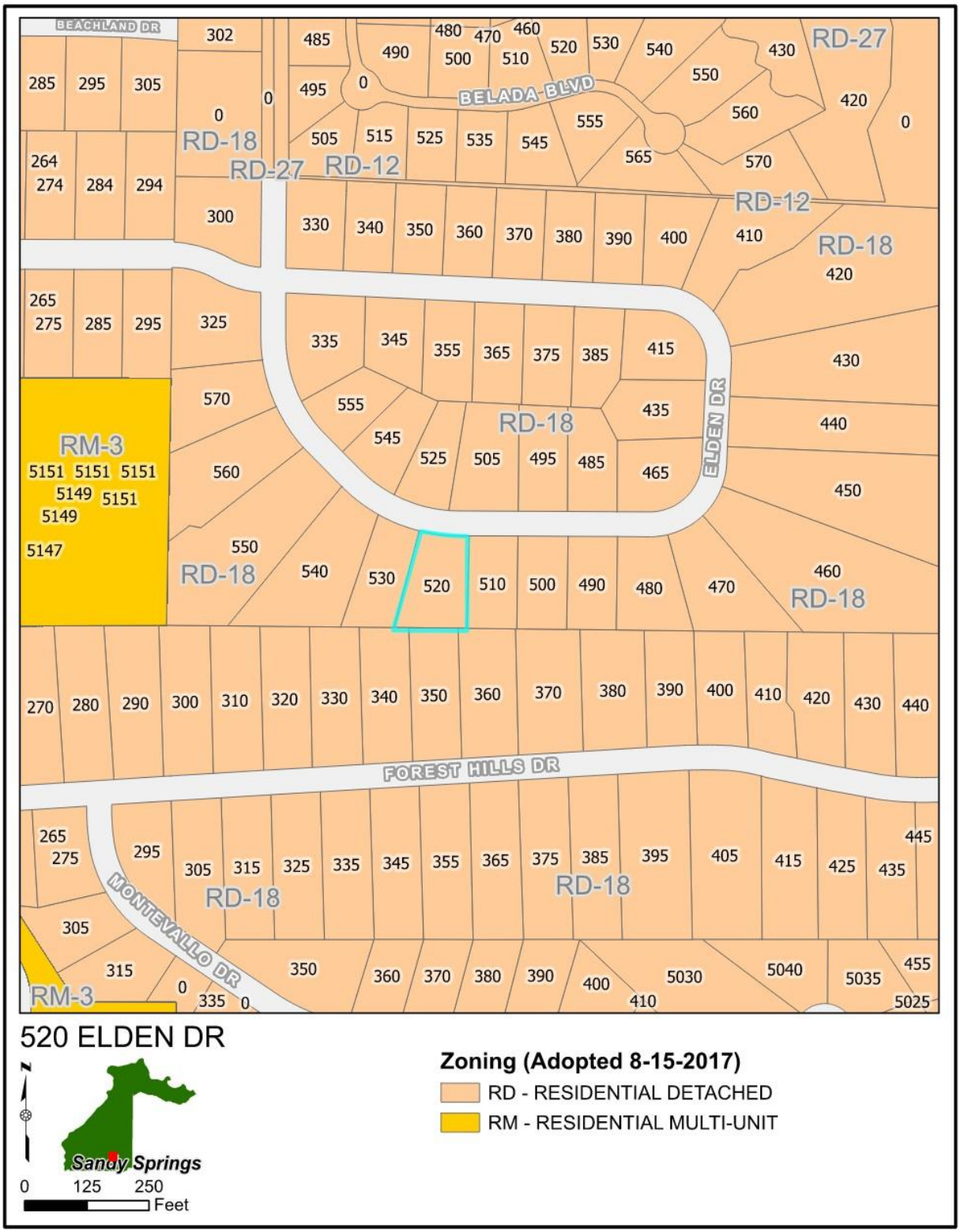
PROPERTY INFORMATION	
Location:	520 Elden Drive (17 006800040553)
Council District:	Council District 5 – Mary Ford
Neighborhood:	Cardinal Estates - High Point Civic Association
Road frontage:	Approximately 93 feet on Elden Drive
Lot Depth	Approximately 193 feet
Acreage:	Approximately 0.56 acre
Current Zoning	RD-18 (Residential Detached – 18,000 SF minimum lot size)
Existing Land Use:	Single-Family Detached
Previous Zoning Cases:	-
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	**Zoning**	**Address(es)**	**Land area (acres) (approximate)**
North	RD-18 / Residential Detached	525 Elden Drive	0.48
North	RD-18 / Residential Detached	505 Elden Drive	0.63
East	RD-18 / Residential Detached	510 Elden Drive	0.44
Southeast	RD-18 / Residential Detached	360 Forrest Hills Drive	0.67
South	RD-18/ Residential Detached	350 Forrest Hills Drive	0.60
Southwest	RD-18 / Residential detached	340 Forest Hills Drive	0.62
West	RD-18 / Residential Detached	530 Elden Drive	0.53
PROPOSED DEVELOPMENT			
-	RD-18 / Residential Detached	520 Elden Drive	0.56

CHARACTER AREA MAP

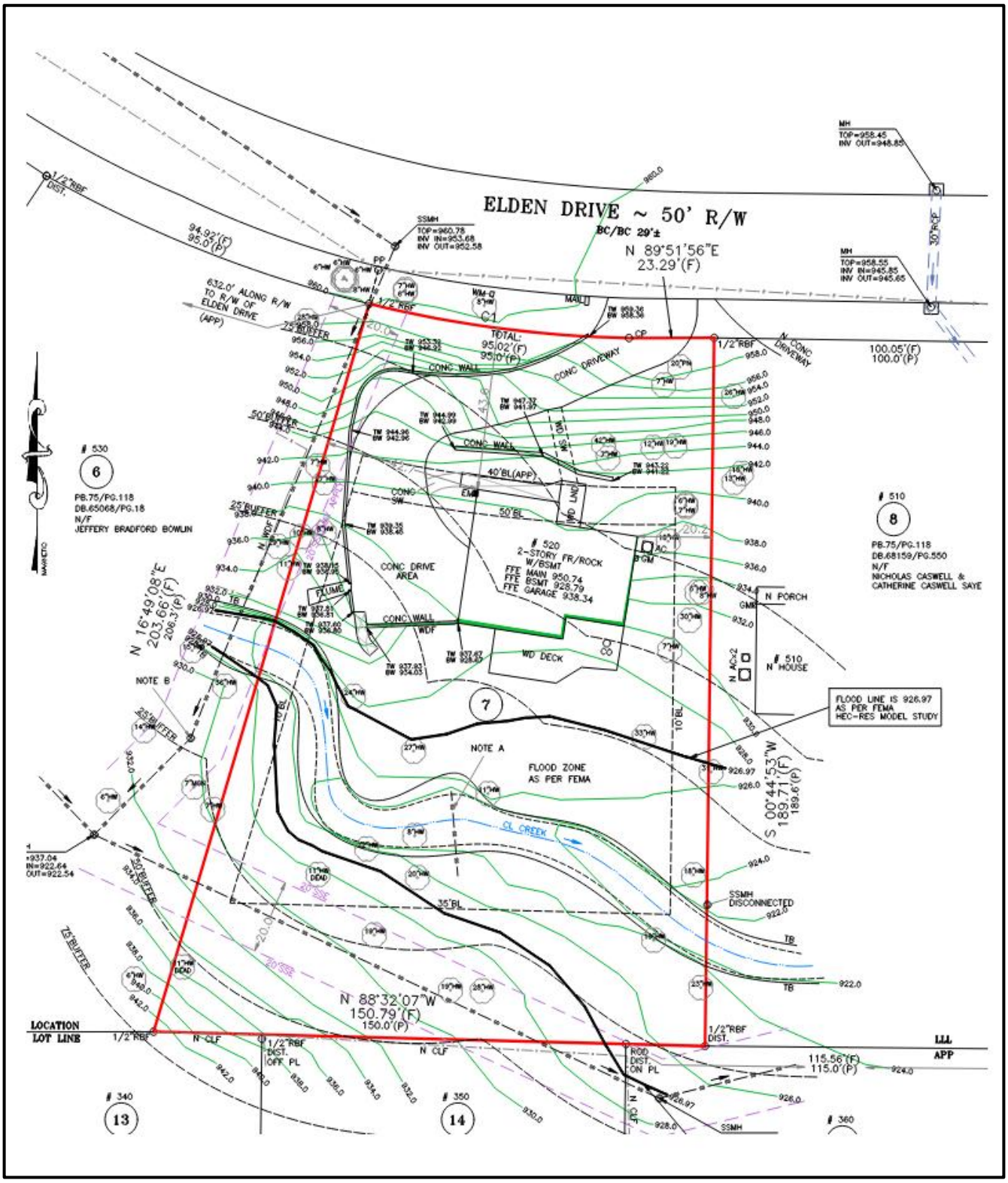


ZONING MAP


BEACHLAND DR
BELADA BLVD
ELDEN DR
FOREST HILLS DR
MONTEVALLO DR
RD-18
RD-27
RD-12
RM-3
520 ELDEN DR
Zoning (Adopted 8-15-2017)
RD - RESIDENTIAL DETACHED
RM - RESIDENTIAL MULTI-UNIT
Sandy Springs
0 125 250
Feet

AERIAL IMAGE

SURVEY (received May 8, 2026)



EXISTING DEVELOPMENT

The 0.56-acre property is zoned RD-18 (Residential Detached – 18,000-square-foot minimum lot size) and is located within the Cardinal Estates–High Point Civic Association neighborhood. According to Fulton County records, the existing residence was constructed in 1985, and the current property owner acquired the home in 2013. The existing two-story residence includes an attached two-car garage and an elevated rear deck. A stream traverses the property from west to east, placing the majority of the parcel, including the existing residence, within the required stream buffers. Additionally, the property lies within the Nancy Creek Declared Sensitive Area (NCDSA) and is constrained by steep topography. The site slopes downward from Elden Drive toward the residence, continues descending to the stream, and then rises again south of the creek.

View of front of home facing south from Elden Drive

View existing stairs and porch

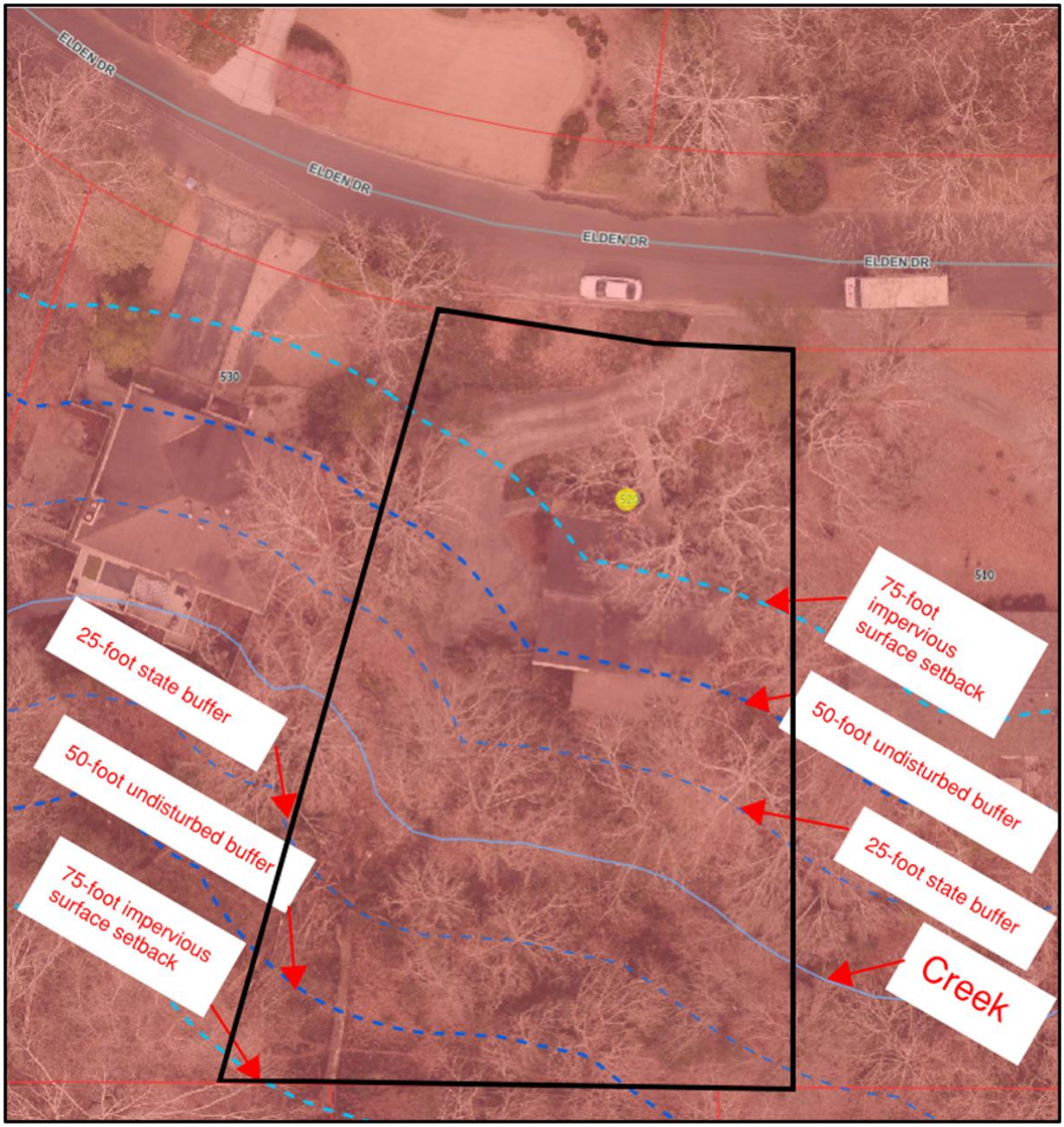
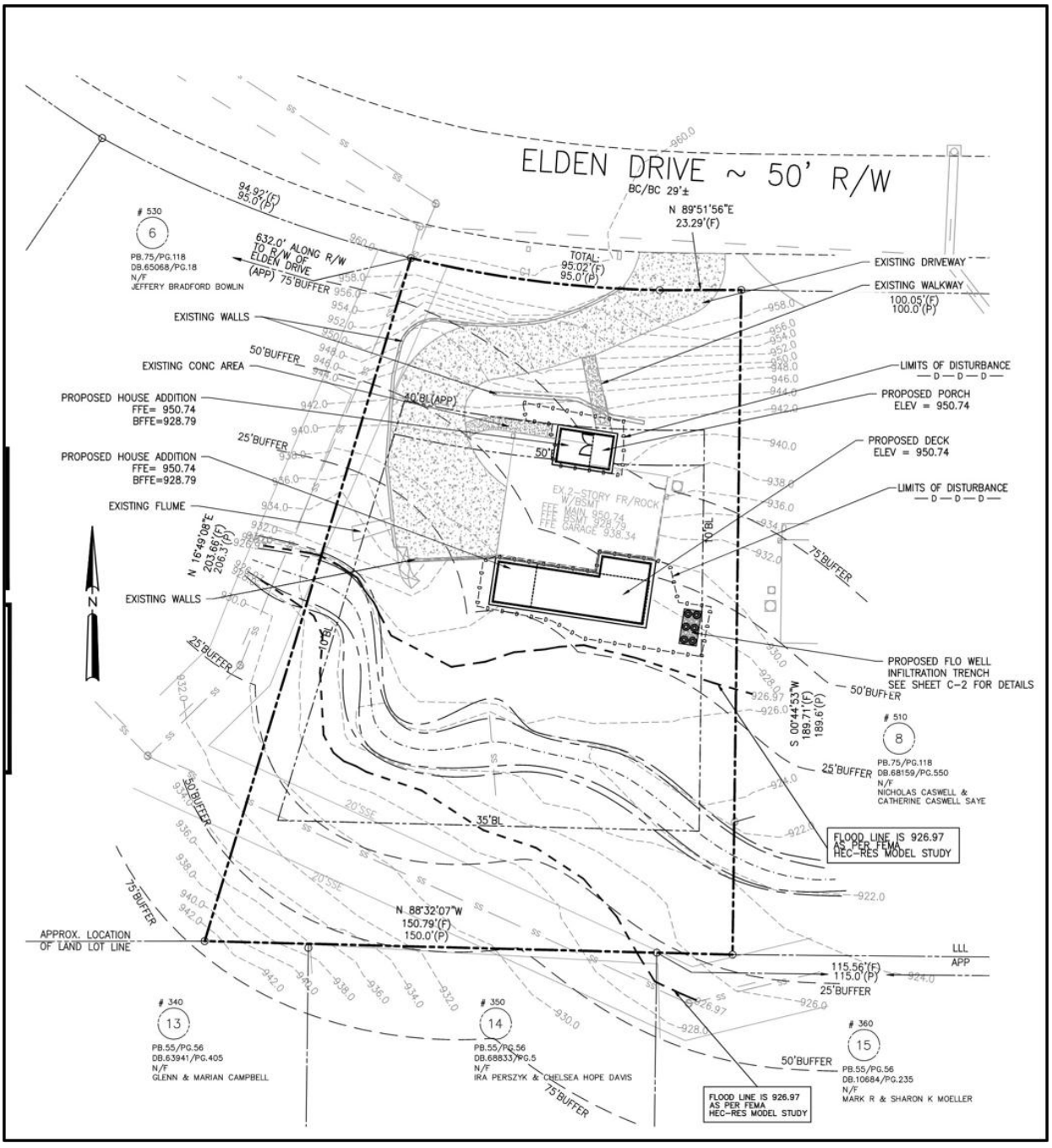


Diagram showing the creek and buffers; red represents the NCDSA

Photo of creek in the rear yard

Photo of current rear deck

SITE PLAN (received February 16, 2026)



PROPOSED DEVELOPMENT

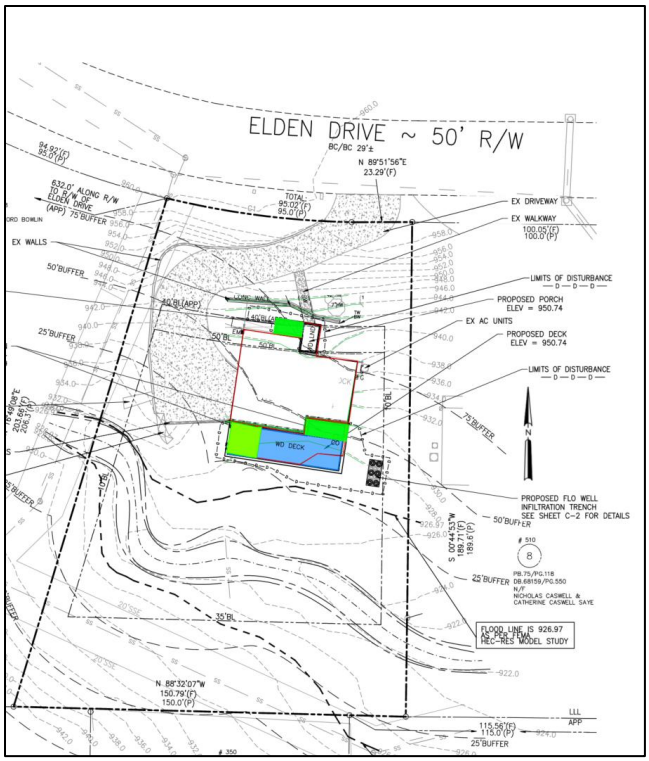
Front of the home: The proposal also includes an approximately 146-square-foot front addition and a 54-square-foot front porch, partially utilizing the existing home's footprint. Approximately 38 square feet of the proposed improvements would be located within the 75-foot impervious surface setback.

Rear of the home: The applicant is proposing to demolish the existing 449-square-foot rear deck and the 280-square-foot front porch and steps. The proposal includes constructing a larger rear deck and a 610-square-foot rear addition to the home. Together, these improvements would increase the existing encroachment into the 50-foot undisturbed vegetative buffer by approximately 180 square feet.

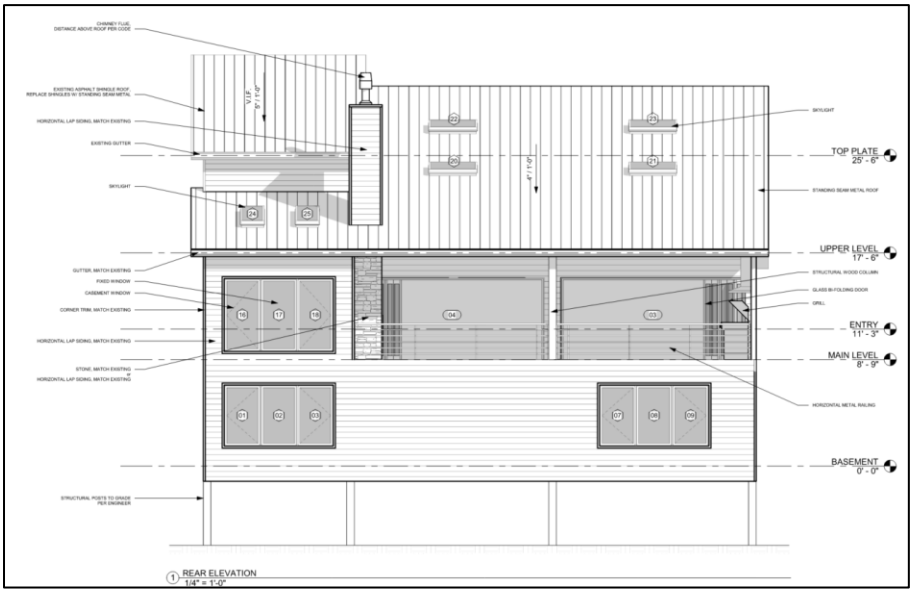
Per Sec. 9.2.3.A. of the Development Code - Land Development Requirements – "All land development activity subject to this Division must meet the following requirements:"

•Per Sec. 9.2.3.A.1. of the Development Code – Fifty-Foot Vegetative Buffer – "An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation."

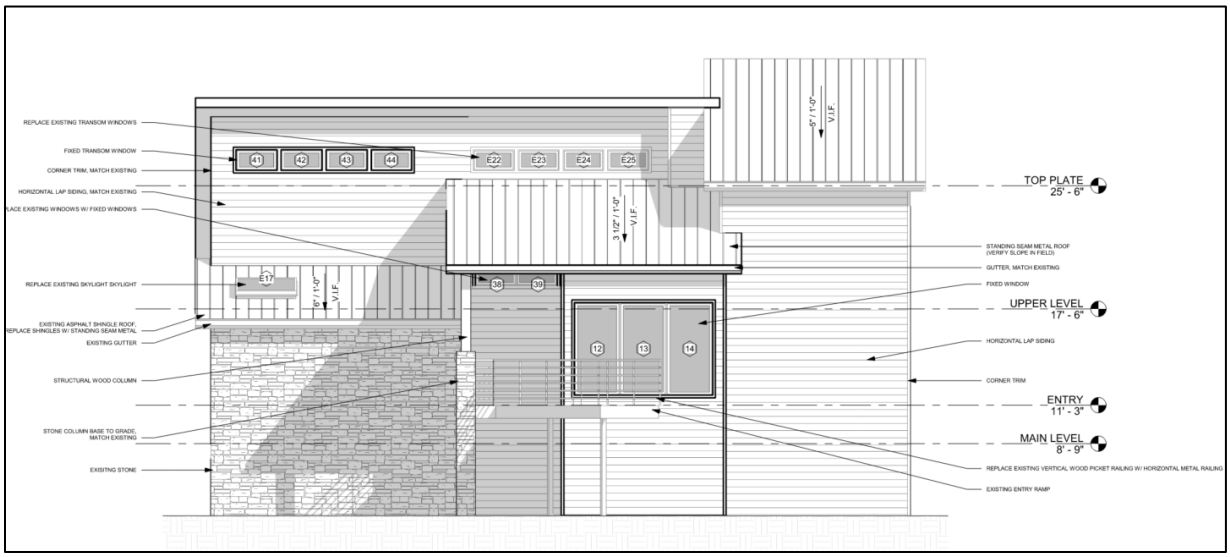
•Per Sec. 9.2.3.A.2. of the Development Code – Seventy-Five-Foot Impervious Surface Setback – "All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative



Green represents home addition and rhe blue represents the proposed deck and porch.



Rear Elevation



Front Elevations

V-26-33 VARIANCE CONSIDERATIONS

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

3. Variances will only be granted upon showing that:

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

Finding: The subject property was created by plat in 1962, well before December 12, 2005, and the existing single-family residence was constructed in 1985. The property is uniquely constrained by physical conditions that existed prior to adoption of the current stream buffer regulations. A perennial stream traverses the rear of the property, resulting in the 25-foot State buffer, 50-foot undisturbed vegetative buffer, and 75-foot impervious surface setback encompassing substantially all of the existing residence and the majority of the developable portion of the lot. In addition, the property lies within the Nancy Creek Declared Sensitive Area (NCDSA) and contains significant changes in topography that further limit areas available for expansion. These existing physical characteristics substantially restrict the property's reasonable development potential absent the requested variance**.**

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

Finding: Strict adherence to the minimum buffer and setback requirements would create an extreme hardship due to the various conditions of the site. A stream crosses the rear of the lot, resulting in the buffers encompassing a substantial portion of the site. Given the stream buffers and setback requirements, there is effectively no location on the property that is buildable without a variance.

6. Variances will only be granted upon showing that:

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

Finding: The property is generally rectangular in shape but is constrained by steep topography, an existing stream corridor, associated stream buffers, and the Nancy Creek Declared Sensitive Area. Collectively, these physical characteristics significantly reduce the portion of the site available for development and limit opportunities to expand the existing residence while remaining entirely outside the regulated buffer areas.

b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;

Finding: A field-surveyed stream traverses the rear portion of the property, establishing the required 25-foot State buffer, 50-foot undisturbed vegetative buffer, and 75-foot impervious surface setback. These protected areas encompass much of the existing residential footprint. The property's location within the Nancy Creek Declared Sensitive Area further limits opportunities for expansion while minimizing impacts to the surrounding natural resources.

Additionally, the entirety of the property lies within the NCDSA and restricted with setback requirements, there is no portion of the property that is further developable without a variance.

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

Finding: The requested variance is limited in scope and is confined to additions immediately adjacent to the existing residence. The proposed improvements are designed to extend from the current building footprint rather than establish new development elsewhere within the buffer. Staff finds the proposed intrusion has been minimized to the extent reasonably practicable given the physical limitations of the site.

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

Finding: Staff considered whether reasonable alternative designs could accomplish the applicant's objectives while reducing or eliminating intrusion into the regulated buffer. Due to the location of the existing residence, the stream corridor, and the associated buffer requirements, there are no practical alternatives that would allow comparable improvements entirely outside the regulated areas. The proposed design therefore represents the least intrusive practical alternative identified during staff review.

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

Finding: Staff does not anticipate significant long-term impacts to water quality because the proposed improvements are immediately adjacent to an existing residence within an already developed residential lot. The requested encroachments are limited in scope, and all applicable erosion and sediment control measures, as well as other Development Code requirements, will continue to apply during construction.

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

Finding: Staff believes approval of the requested variance remains protective of the surrounding natural resources because the proposal minimizes additional disturbance within the regulated stream buffer, maintains the existing stream corridor, and concentrates improvements adjacent to the existing residence. Subject to compliance with all applicable permitting requirements, the proposed improvements are not expected to materially diminish the environmental functions of the stream buffer.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:
No comment provided.

Sandy Springs Arborist:
The proposed project would extend the deck beyond the footprint of the existing deck thereby increasing the encroachment in the buffer. The increased encroachment is not warranted as a new deck is already
allowed to be permitted for an in-kind installation in the buffer. If the variance is approved, the proposed project shall adhere to Division 9.3 of the Sandy Springs Development Code.

Sandy Springs Land Development Manager:
There is an existing at grade deck at the rear of the home which is located within the City's 50' undisturbed buffer. The existing patio can be replaced in kind within the buffer through the standard permitting process. The applicant is proposing removing the patio and replacing it with a larger elevated deck. The elevated deck would increase the non-conformity and also encroach closer to the buffer than currently. There is no justification for the additional encroachment and should be considered for denial of the variance request.

Should this request be approved, the applicant shall submit for a permit and it must show the encroachment is no closer than what is shown on the site plan.

Sandy Springs Chief Environmental Compliance Officer:
No comment provided.

Sandy Springs Fire Marshal:
No comment provided.

Sandy Springs Transportation Planner:
No comment provided.

Correspondence Received:
No correspondence received.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommend **Approval with Conditions** of Variance V-26-33 a request for relief from Div. 9.2.3.A.1., and Div. 9.2.3.A.2 to allow a new deck, porch and home additions to encroach into the 75-foot impervious surface setback and 50-foot undisturbed stream buffer with the following condition:

1. That the construction be substantially similar to the provided site plan.

Board of Appeals

August 5, 2026

SANDY SPRINGS
GEORGIA

V-26-33
520 Elden Drive

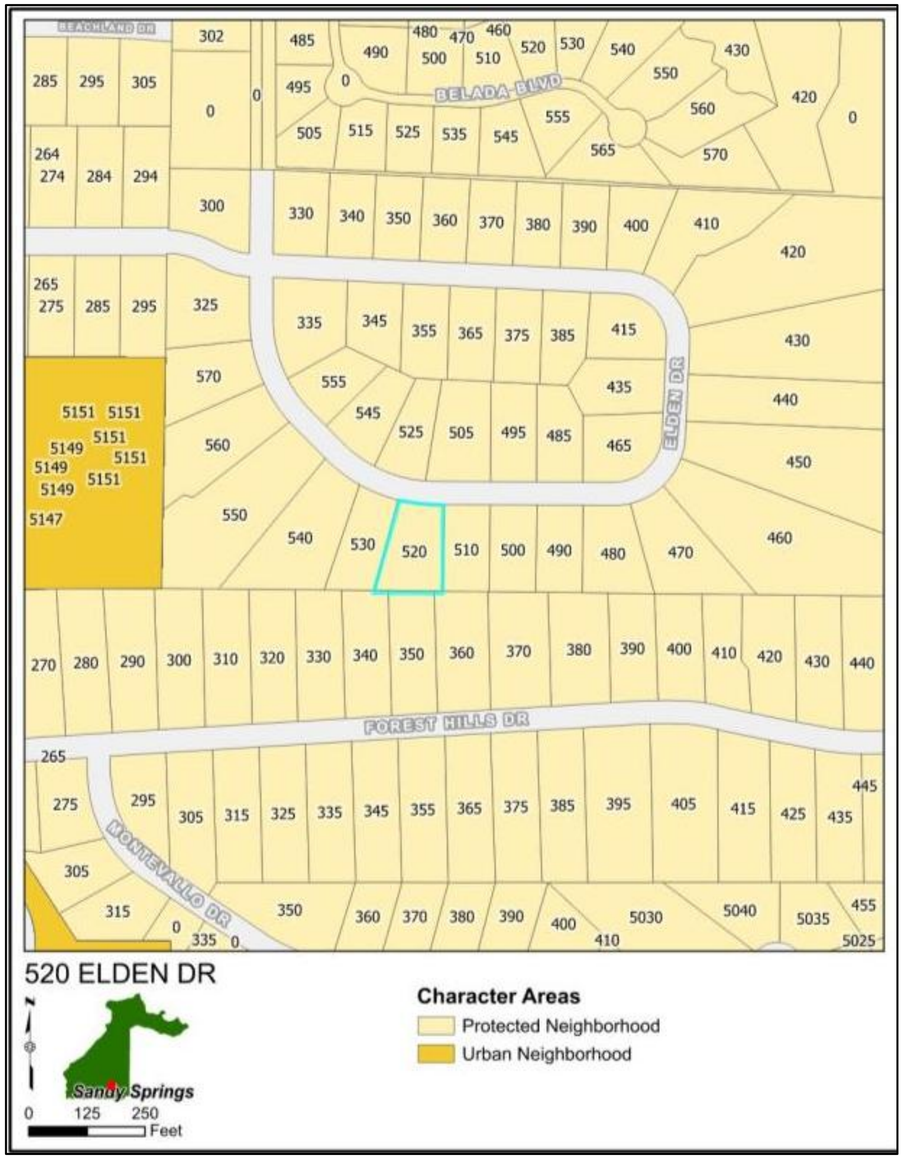
STAFF RECOMMENDATION:
Approval with Conditions

SANDY SPRINGS
GEORGIA

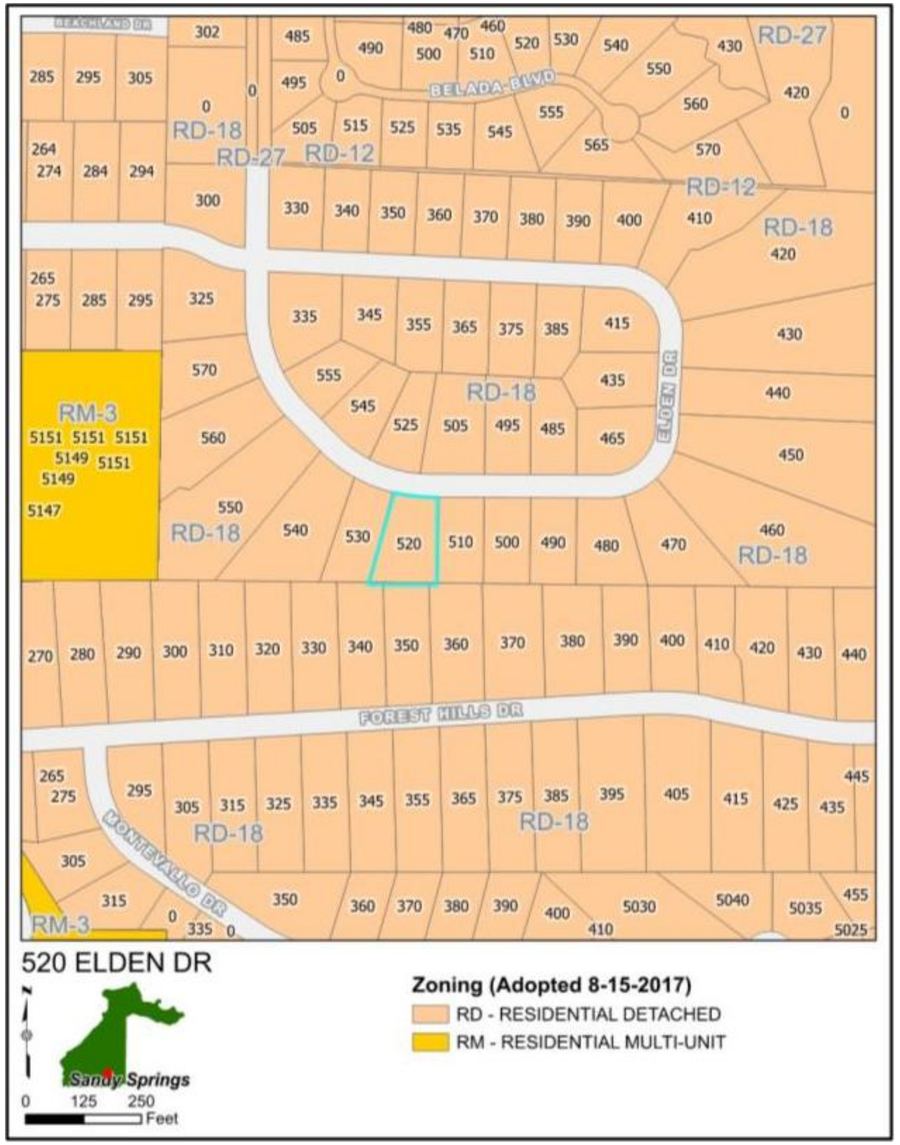
Request

- A request for a Stream Buffer variance from Div. 9.2. to allow for a deck, porch and home additions in the 75-foot impervious surface setback and the 50-foot undisturbed vegetative buffer.

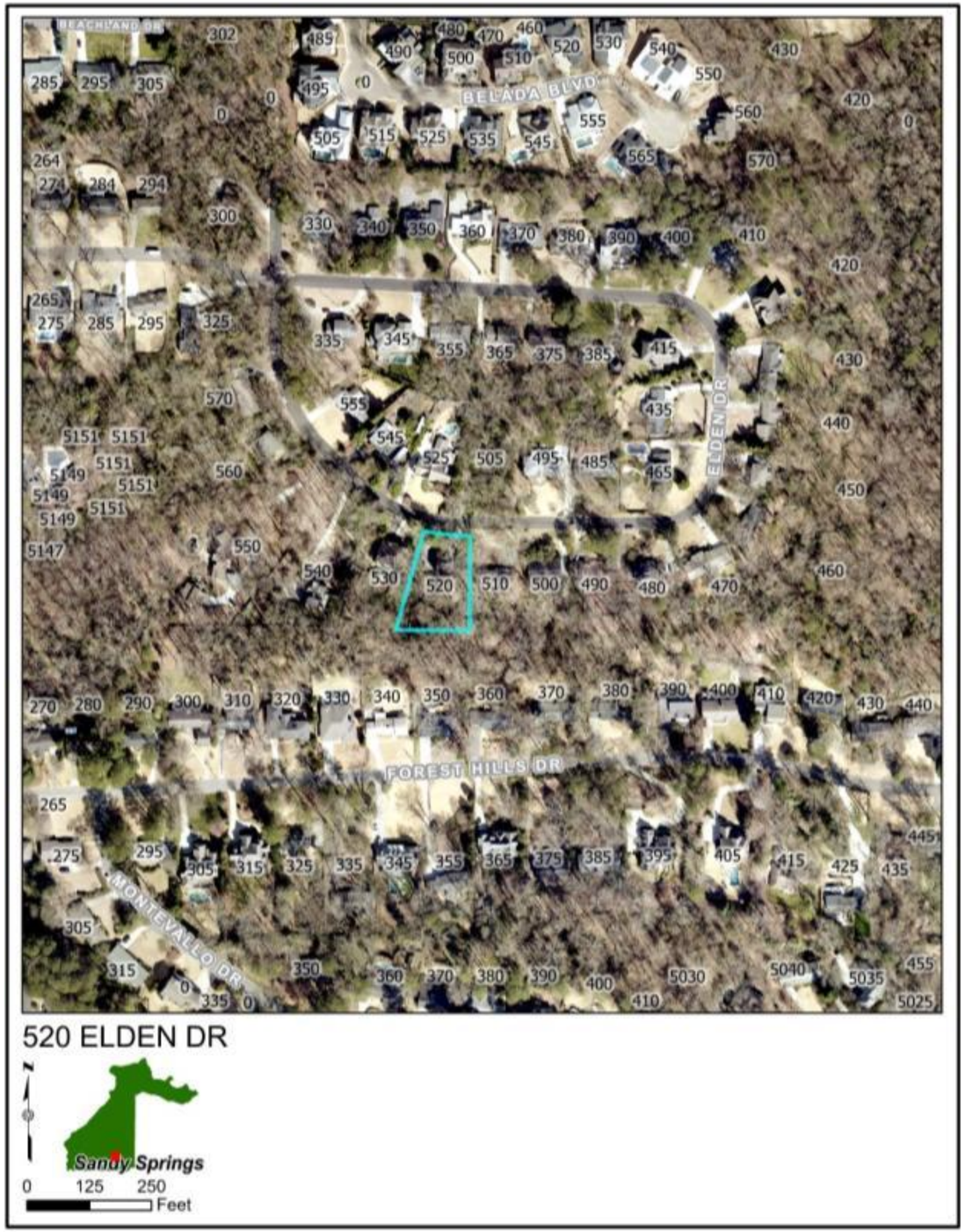
Character Area Map



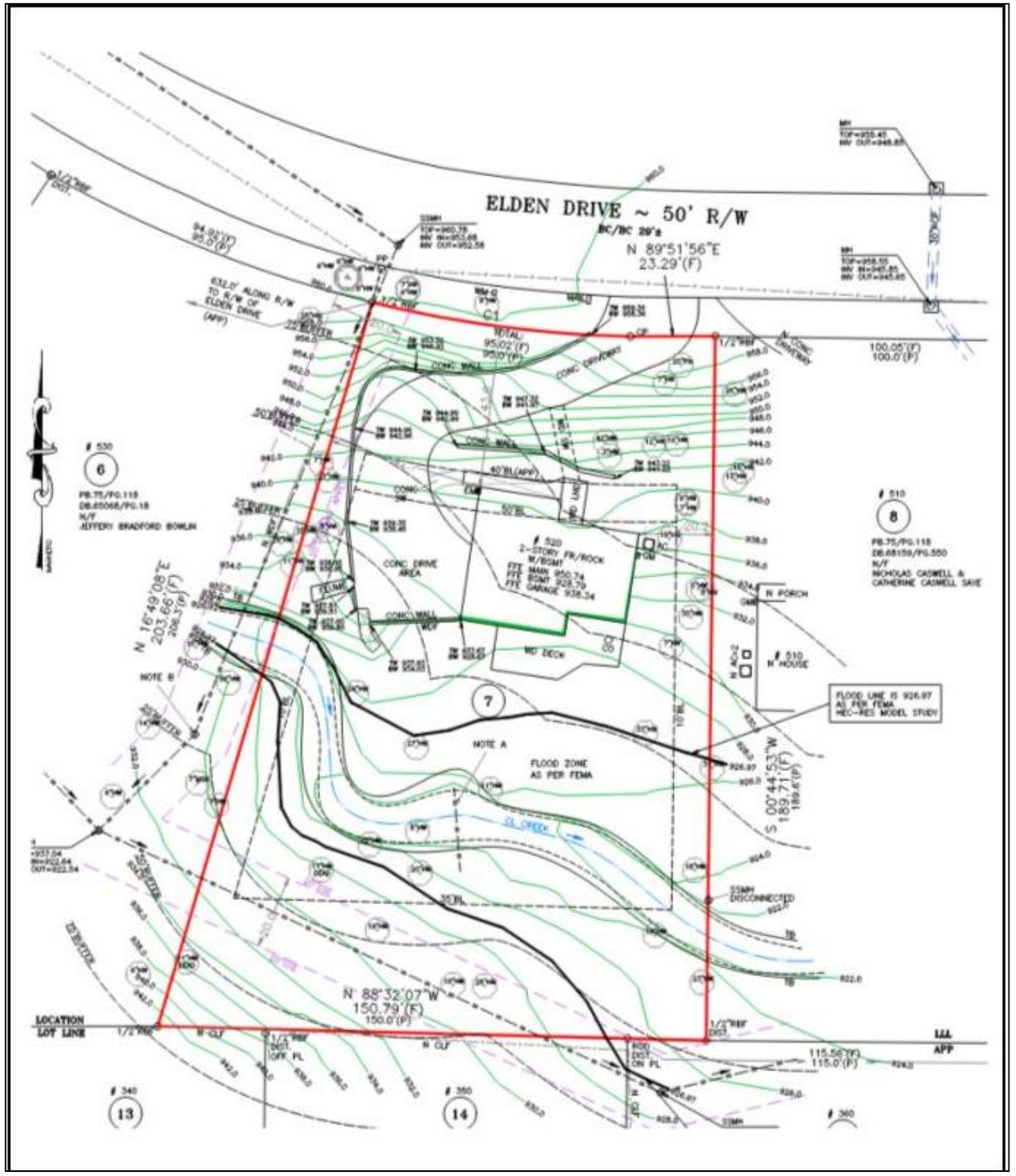
Zoning Map



Aerial Image



Survey

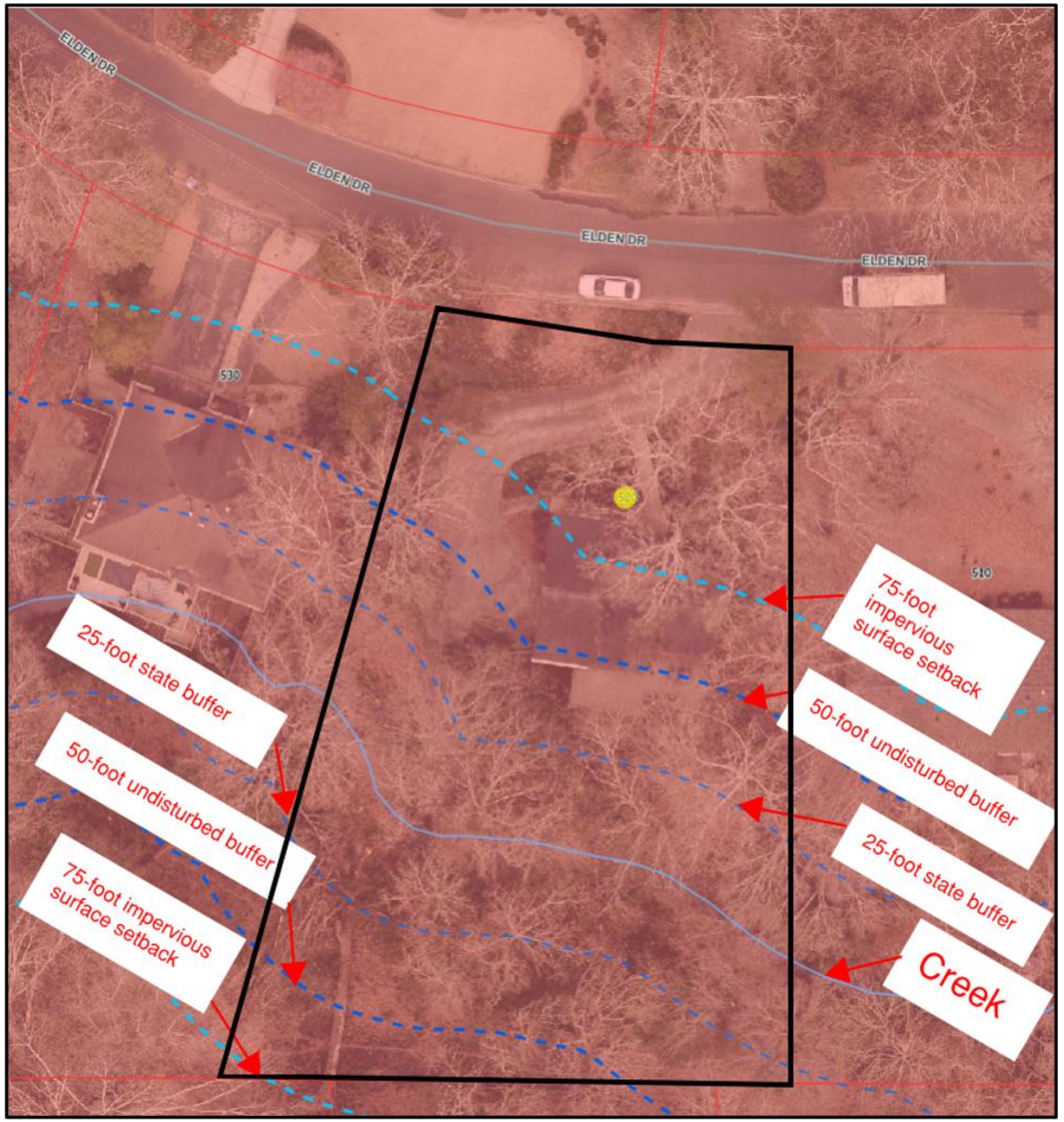

ELDEN DRIVE ~ 50' R/W
BC/BC 29'±
N 89°51'56"E
23.29'(F)
TOTAL
95.02'(F)
95.0'(P)
100.05'(F)
100.0'(P)
N 16°49'08"E
203.66'(F)
206.3'(P)
S 00°44'53"W
189.71'(F)
189.6'(P)
N 88°32'07"W
150.79'(F)
150.0'(P)
115.56'(F)
115.0'(P)
FLOOD ZONE
AS PER FEMA
FLOOD LINE IS 926.97
AS PER FEMA
HEC-RES MODEL STUDY
2-STORY FR/ROCK
W/BSMT
FFE MAIN 950.74
FFE BSMT 928.79
FFE GARAGE 938.34
CONC DRIVE AREA
WD DECK
N PORCH
N HOUSE
SS CREEK
SSMH DISCONNECTED
LOCATION
LOT LINE
NOTE A
NOTE B
PB.75/PG.115
DB.65068/PG.18
N/F
JEFFERY BRADFORD BOWLIN
PB.75/PG.115
DB.68159/PG.550
N/F
NICHOLAS CASWELL &
CATHERINE CASWELL SAVE
APP

Existing Conditions

- The 0.56-acre property is zoned RD-18 (Residential Detached – Minimum 18,000 square foot minimum lot size) and is located within the Cardinal Estates – High Point Civic Neighborhood.
- According to Fulton County records, the home was built in 1985 and the current homeowner acquired the property in 2013. The existing two-story residence includes an attached two-car garage and an elevated rear deck.
- A stream traverses the property from west to east, placing the majority of the parcel, including the existing residence, within the required stream buffers.
- Additionally, the property lies within the Nancy Creek Declared Sensitive Area (NCDSA) and is constrained by steep topography. The site slopes downward from Elden Drive toward the residence, continues descending to the stream, and then rises again south of the creek.

Existing Conditions

Existing Conditions



Variance Request

Front of the home (75’ buffer): The proposal also includes an approximately 146-square-foot front addition and a 54-square-foot front porch, partially utilizing the existing home’s footprint. Approximately 38 square feet of the proposed improvements would be located within the 75-foot impervious surface setback.

Rear of the home (50’ buffer): The applicant is proposing to demolish the existing 449-square-foot rear deck and the 280-square-foot front porch and steps. The proposal includes constructing a larger rear deck and a 610-square-foot rear addition to the home. Together, these improvements would increase the existing encroachment into the 50-foot undisturbed vegetative buffer by approximately 180 square feet.

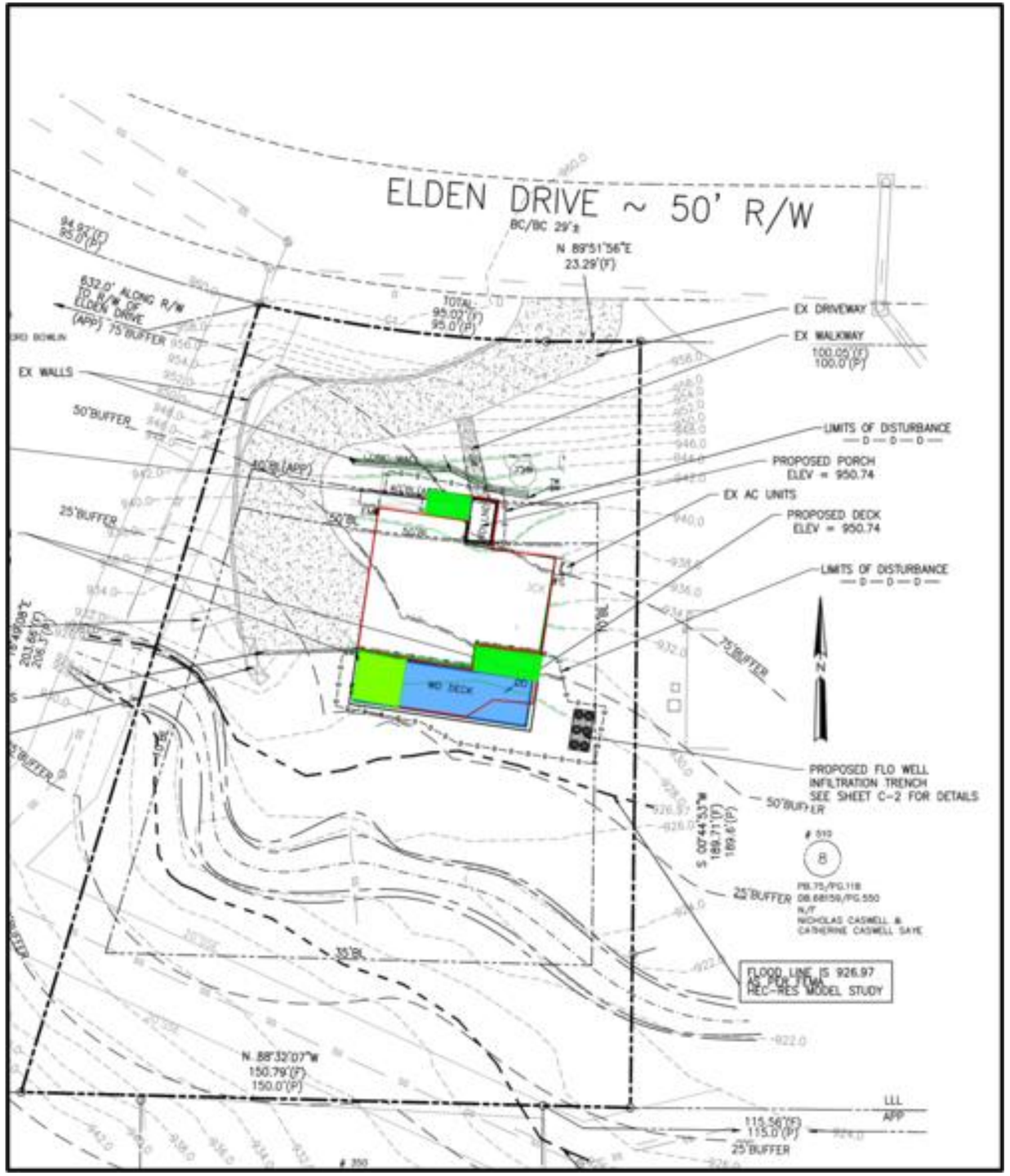
Per Sec. 9.2.3.A. of the Development Code - Land Development Requirements – “All land development activity subject to this Division must meet the following requirements:”

Per Sec. 9.2.3.A.1. of the Development Code – Fifty-Foot Vegetative Buffer – “An undisturbed natural vegetative buffer is maintained for 50 feet, measured horizontally, on all banks of the State waters as measured from the point of wrested vegetation.”

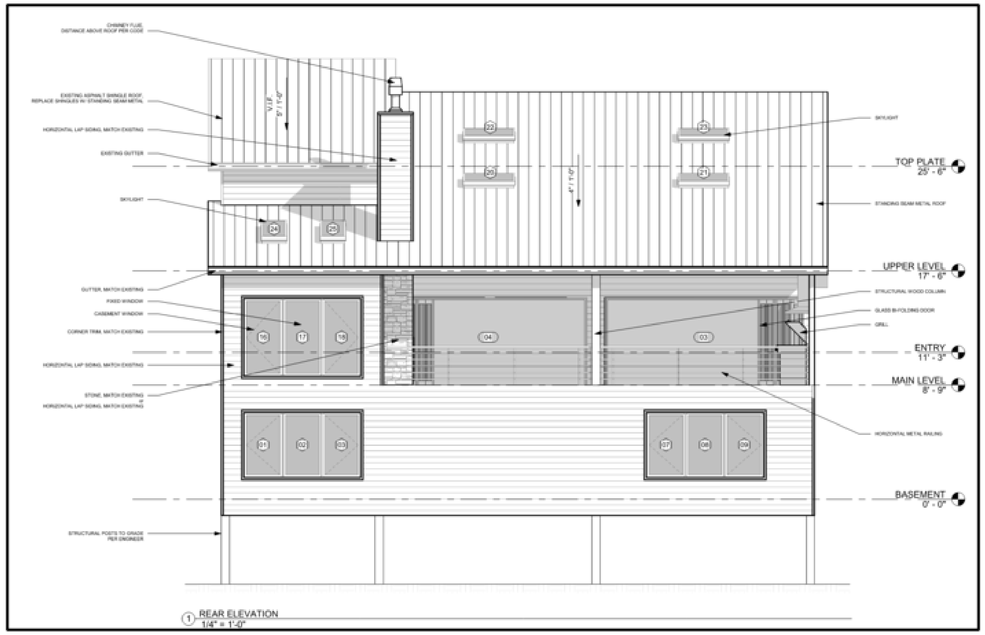
Per Sec. 9.2.3.A.2. of the Development Code – Seventy-Five-Foot Impervious Surface Setback - “All impervious surfaces are prohibited from an additional setback of 25 feet, measured horizontally from the 50-foot vegetative buffer.”

Proposed Development

Green represents home addition and the blue represents the proposed deck and porch.



Proposed Development



Front Elevation

Rear Elevation

Variance Considerations:

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

The subject property was created by plat in 1962, well before December 12, 2005, and the existing single-family residence was constructed in 1985. The property is uniquely constrained by physical conditions that existed prior to adoption of the current stream buffer regulations. A perennial stream traverses the rear of the property, resulting in the 25-foot State buffer, 50-foot undisturbed vegetative buffer, and 75-foot impervious surface setback encompassing substantially all of the existing residence and the majority of the developable portion of the lot. In addition, the property lies within the Nancy Creek Declared Sensitive Area (NCDSA) and contains significant changes in topography that further limit areas available for expansion. These existing physical characteristics substantially restrict the property's reasonable development potential absent the requested variance.

6.b. The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;

A field-surveyed stream traverses the rear portion of the property, establishing the required 25-foot State buffer, 50-foot undisturbed vegetative buffer, and 75-foot impervious surface setback. These protected areas encompass much of the existing residential footprint. The property's location within the Nancy Creek Declared Sensitive Area further limits opportunities for expansion while minimizing impacts to the surrounding natural resources.

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

Staff believes approval of the requested variance remains protective of the surrounding natural resources because the proposal minimizes additional disturbance within the regulated stream buffer, maintains the existing stream corridor, and concentrates improvements adjacent to the existing residence. Subject to compliance with all applicable permitting requirements, the proposed improvements are not expected to materially diminish the environmental functions of the stream buffer.

Recommendation

Staff recommend **Approval with Conditions** of Variance V-26-33 a request for relief from Div. 9.2.3.A.1., and Div. 9.2.3.A.2 to allow a new deck, porch and home additions to encroach into the 75-foot impervious surface setback and 50-foot undisturbed stream buffer with the following condition:

1. That the construction be substantially similar to the provided site plan.

LETTER OF INTENT

and

Other Material Required by
The City of Sandy Springs Development Code
for the
Variance Application

of

ASHMA AND ARIF ALIBHOY

for

±0.423 Acres of Land
located in
Land Lot 93, 17th District, Fulton County
Address: 116 Hardeman Road

§ 7.8.24.A.2.b: Encroachment into the Minor Accessory Structure Setback of up to 7-feet.

§ 2.3.1(C): Increase the Maximum Lot Coverage to 45%

Submitted for the Applicants by:

J. Alexander Brock
Dennis J. Webb, Jr.
Kathryn M. Zickert
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Arif and Ashma Alibhoy (the "Alibhoys" and/or "Applicants") respectfully request approval of two limited variances to allow an accessory sports court to remain at their residence located at 116 Hardeman Road, Sandy Springs, Georgia, Parcel No. 17 009300020117 (the "Subject Property"), where they have lived for the past ten (10) years. In the summer of 2025, the Applicants engaged a contractor to install the sports court in their rear yard and were advised by that contractor that no permit was required. The court was therefore installed without permits from the City of Sandy Springs. Once the City advised that a permit was required, the Applicants promptly acted to correct the matter and applied for the necessary permit. During that review, Sandy Springs Community Development Staff advised that the sports court exceeds allowable lot coverage for the Subject Property and may be located within the 10-foot accessory structure setback. City Staff therefore recommended that the Applicants seek variances before continuing the permitting process. The requested relief is warranted because the sports court cannot feasibly be relocated elsewhere on the Subject Property due to limited available space, existing topography, mature boundary trees, and other site constraints. Moreover, removal of the sports court, which includes foundation walls, slabs, and structural reinforcement, would cause substantial disturbance to the Subject Property and could adversely affect adjacent properties. Accordingly, the Applicants request: (1) a variance from City of Sandy Springs Code § 7.8.24.A.2.b to allow the sports court to encroach into the 10-foot minor accessory structure setback by up to 7 feet; and (2) a variance from City of Sandy Springs Code § 2.3.1(C) to increase the maximum lot coverage to 45%.

The sports court also serves an important family and health-related purpose. The Applicants installed the court following a recommendation from their son's physician to support

treatment for his growth condition. Their son has been diagnosed with an endocrine condition commonly referred to as short stature syndrome, which results from insufficient production of growth hormone by the pituitary gland. In addition to the medical treatments he receives, his physician recommends daily exercise to help stimulate pituitary function. Given the limited usable area within the rear yard, the Applicants have few practical options for providing meaningful cardiovascular exercise at home. Basketball, however, can be played in a compact area and involves repeated jumping, running, and weight-bearing activity that supports bone health, growth-related hormone activity, and overall physical development. The sports court therefore provides a safe, accessible, and attractive exercise option that their son uses regularly. It also provides a valuable outdoor outlet away from electronics and social media, supporting social/emotional well-being, and healthy daily activity. For these reasons, the sports court has become a meaningful and beneficial improvement to the Alibhoys' residence, and the Applicants respectfully seek approval to allow it to remain.

The sports court was constructed in the summer of 2025 and has been in use since that time without issue.[1] Nevertheless, the Applicants have agreed to implement additional mitigation measures to reduce any potential impact on adjacent properties and to improve existing stormwater conditions unrelated to the sports court. Specifically, the proposed plans include a landscaped swale along the Subject Property's boundary with 106 Hardeman Road to direct stormwater flows away from that property. The plans also include landscaping and netting along the shared property line to mitigate potential visual and use-related impacts from the Applicants' rear yard.[2] These improvements were requested by the owner of 106 Hardeman Road, and the Applicants have

[1] There was an initial complaint in 2025 regarding stormwater runoff that was unrelated to the sports court. When the City of Sandy Springs investigated the site it was revealed that the sports court was constructed without a permit. This Application now seeks to address the permitting issue.

[2] The netting will be installed at the sports court and the landscaping will extend from the end of the netting along the fenceline adjacent to the 106 Hardeman Road property.

agreed to provide them as part of a good-faith effort to be responsive neighbors and to address potential concerns proactively.

The requested variances are directly tied to the Subject Property's size, shape, topography, and existing site conditions. The rear yard contains a steep slope along the rear property line, which substantially limits the area available for improvements. In addition, mature hickory and oak boundary trees along the eastern portion of the rear property line further restrict feasible placement of the sports court without impacting critical tree root zones. As a result, the western side of the yard is the only practical location for the sports court, even though it places a portion of the court within the 10-foot accessory structure setback. Likewise, the compact size of the Subject Property limits opportunities for additional impervious surface without exceeding the maximum lot coverage standard. The sports court brings total lot coverage to approximately 45%. The Applicants are also willing to offset impervious area associated with the sports court through the installation of pervious pavers elsewhere on the Subject Property, as allowed by Sandy Springs Code § 6.1.1.H.3. Accordingly, the requested relief is narrowly tailored, site-specific, and supported by practical mitigation measures that will reduce or eliminate potential impacts.

This document is submitted as a Statement of Intent in support of the Application, an analysis of the variance criteria set forth in Sandy Springs Development Code § 11.6.2.G.1, and a preservation of the Applicants' constitutional rights. A site plan has been filed concurrently with this Application, together with the other required materials.

II. REQUESTED VARIANCES

A. §7.8.24.A.2.b Allow an Encroachment into the Minor Accessory Structure Setback of up to 7-Feet.

Sandy Springs Development Code § 7.8.24.A.2.b requires a 10-foot setback for minor accessory structures, including sports courts. The sports court is located within the 10-foot

accessory structure setback and is approximately 3.79 feet to 5.25 feet from the property line. The Applicants have minimized the extent of the encroachment by incorporating retaining and foundation walls into the design, thereby reducing the sports court's overall footprint.

Granting the requested setback variance will not be detrimental to public safety, health, or welfare, nor will it be injurious to other property. Setback requirements are intended to reduce potential impacts on neighboring properties from structures such as accessory sports courts. Here, the Applicants have proposed appropriate mitigation, including netting and landscaping, to address potential noise, visual, or use-related impacts. The sports court has also been in place for approximately one year and has been used regularly during that time without complaints regarding excessive noise or disturbance. The proposed mitigation will further reduce the potential for any impacts while allowing a beneficial, frequently used family amenity to remain in the only practical location on the Subject Property. Under these circumstances, approval of the setback variance is reasonable, limited, and consistent with the intent of the Development Code.

B. § 2.3.1(C): Increase the Maximum Lot Coverage to 45%

Sandy Springs Development Code § 2.3.1(C) limits lot coverage to 35% for properties in the RD-18 district. The Subject Property, however, was already at 39.95% lot coverage before installation of the sports court. In 2019, the Applicants received approval of an administrative variance to increase lot coverage in connection with installation of a pool and hardscape improvements on the Subject Property. With the addition of the sports court, total lot coverage is now 44.3%, which exceeds the amount permitted through an administrative variance. The increased lot coverage is due, at least in part, to the Subject Property's size. The Subject Property contains approximately 17,563 square feet, which is below the minimum 18,000 square foot lot

size for the RD-18 district.[3] Because the lot is smaller than the district minimum, the same amount of impervious area results in a higher lot coverage percentage than it would on a conforming RD-18 lot. As a result, even modest improvements have a disproportionate effect on the Subject Property's lot coverage calculation. The requested variance is therefore necessary to account for the Property's existing nonconforming size and to allow the sports court to remain without creating adverse impacts.

In discussions with City Staff, it was also noted that lot coverage may be offset by replacing existing impervious surface with pervious pavers.[4] The Applicants are willing to explore and implement this approach, but seek the requested variance out of an abundance of caution to ensure the sports court may be fully permitted and remain in place.

The criteria for approval under Sandy Springs Development Code § 11.6.2.G.1 are satisfied. First, the requested variances will not negate the general intent of the Development Code or Comprehensive Plan policies; instead, approval will preserve a compatible single-family residential use while allowing reasonable enjoyment of the Subject Property. Second, the requested variances will not be detrimental to public safety, health, or welfare, nor will they be injurious to other property. Third, the requests arise from conditions unique to the Subject Property, including its compact size, topography, mature boundary trees, and limited usable rear-yard area, and those conditions are not generally applicable to other properties. Fourth, strict application of the regulations would create an extraordinary hardship because the Subject Property's physical surroundings, shape, size, and topographical conditions leave no feasible alternative location for the sports court. Fifth, the requested variances are the minimum necessary to allow the sports court to remain. Sixth, equal or greater protection of adjacent properties and

[3] *See Sandy Springs Development Code § 2.3.1.A.*
[4] *Refer to Sandy Springs Code § 6.1.1.H.3.*

natural resources will be achieved through the proposed landscaping, netting, pervious surface measures, and stormwater management improvements. Finally, the circumstances supporting the requested relief are grounded in the Subject Property's physical constraints and the Applicants' good-faith efforts to resolve the permitting issue, not in an effort to avoid compliance. For these reasons, the requested variances meet the applicable criteria and should be approved.

III. NOTICE OF CONSTITUTIONAL CHALLENGE TO UNDERLYING ZONING AND PRESERVATION OF CONSTITUTIONAL RIGHTS

A refusal to grant the requested variances would be unconstitutional for, among other reasons, it would constitute an unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to grant the requested variances would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to grant the requested variances would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to grant the requested variances would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to grant the requested variances would be invalid inasmuch as the Sandy Springs Development Code is unlawful, null and void because its adoption and map adoption/maintenance did not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq*.

The Sandy Springs Development Code lacks adequate standards for the Board of Appeals to exercise its power to review and vote on this Application. The standards are not sufficient to contain the discretion of the Board and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the City of Sandy Springs Development Code is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section III, Paragraph I and Article I, Paragraphs I and II of the Constitution of State of Georgia.

Any limitation on the time for presentation of the issues before the Board of Appeals is a violation of the guarantees of free speech under Article I, Section I, Paragraph V of the Constitution of the State of Georgia and the First Amendment of the Constitution of the United States. Further, said limitations are in violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of Georgia and the First Amendment of the Constitution of the United States, as well as the Due Process Clauses of the Constitution of Georgia and the Constitution of the United States.

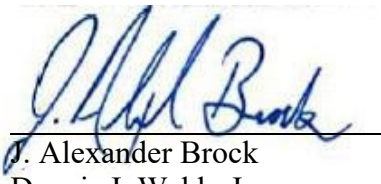
In addition to the above, the Applicants raise the defenses of standing and failure to exhaust administrative remedies.

IV. CONCLUSION

For the foregoing reasons, and because the requested variances are limited, site-specific, and supported by practical mitigation measures, the Applicants respectfully request approval of the variances as set out above.

This 17th day of June, 2026.

Respectfully submitted,



Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

J. Alexander Brock
Dennis J. Webb, Jr.
Kathryn M. Zickert
Attorneys For Applicant

MEMORANDUM

TO: City of Sandy Springs

FROM: Alex Brock

DATE: July 9, 2026

RE: 116 Hardeman Rd. - Rezoning Factors Analysis

I. Variance to Sandy Springs Development Code § 7.8.24.A.2.b: Encroachment into the Minor Accessory Structure Setback of up to 7-feet.

1. **The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies**.

Setback requirements are generally intended to reduce potential impacts on neighboring properties from accessory structures, including sports courts. Here, the Applicants have proposed meaningful mitigation measures that advance that intent while allowing the existing sports court to remain in the only practical location on the Subject Property. Specifically, the proposed plans include a landscaped swale along the Subject Property's boundary with 106 Hardeman Road to direct stormwater flows away from that property. The plans also include landscaping and netting along the shared property line to mitigate potential visual and use-related impacts from the Applicants' rear yard. These improvements were requested by the owner of 106 Hardeman Road, and the Applicants have agreed to provide them as part of a good-faith effort to be responsive neighbors and to address potential concerns proactively.

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

Granting the requested setback variance will not be detrimental to public safety, health, or welfare, nor will it be injurious to other property. As noted above, setback requirements are intended to reduce potential impacts on neighboring properties from accessory structures such as sports courts. In this case, the Applicants have proposed appropriate mitigation, including netting and landscaping, to address potential noise, visual, and use-related impacts. The sports court has been in place for approximately one year and has been used regularly during that time without complaints regarding excessive noise or disturbance. The proposed mitigation will further reduce the potential for impacts while allowing a beneficial, frequently used family amenity to remain in the only practical location on the Subject Property. Under these circumstances, approval of the setback variance is reasonable, limited, and consistent with the intent of the Development Code.

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

The requested variance is directly tied to the Subject Property's size, shape, topography, and existing site conditions. The rear yard contains a steep slope along the rear property line, which substantially limits the area available for improvements. Mature hickory and oak boundary trees along the eastern portion of the rear property line further restrict feasible placement of the sports court without affecting critical tree root zones. As a result, the western side of the yard is the only practical location for the sports court, even though a portion of the court encroaches into the 10-foot accessory structure setback.

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

The requested relief is warranted because the sports court cannot feasibly be relocated elsewhere on the Subject Property due to limited available space, existing topography, mature boundary trees, and other site constraints. Removal of the sports court, which includes foundation walls, slabs, and structural reinforcement, would cause substantial disturbance to the Subject Property and could adversely affect adjacent properties. As noted above, the rear yard contains a steep slope along the rear property line, and mature hickory and oak boundary trees along the eastern portion of the rear property line further restrict feasible placement without affecting critical tree root zones. The compact size of the Subject Property also limits the ability to relocate the sports court elsewhere without removing or affecting existing improvements. Strict enforcement of the side accessory structure setback would likely require removal of the sports court, resulting in unnecessary disturbance along the property boundary and potential impacts to adjoining property owners.

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

The Applicants request only the minimum setback reduction necessary to allow the existing sports court to remain in its practical location while preserving the proposed mitigation measures and minimizing impacts to neighboring properties.

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

As noted above, the Applicants have agreed to provide mitigation measures designed to reduce potential impacts on adjoining properties and improve existing stormwater conditions.

Specifically, the proposed plans include a landscaped swale along the Subject Property's boundary with 106 Hardeman Road to direct stormwater flows away from that property. The plans also include landscaping and netting along the shared property line to mitigate potential visual and use-related impacts from the Applicants' rear yard. These measures provide equal or greater protection for the adjacent property while allowing the existing sports court to remain.

In addition, the sports court has been in active use for approximately one year without complaints regarding excessive noise or disturbance. The proposed mitigation will further reduce the potential for impacts while allowing a beneficial, frequently used family amenity to remain in the only practical location on the Subject Property.

7. **Such conditions are not the result of action or inaction of the current property owner**.

The placement of the sports court within the setback is directly tied to the Subject Property's limited usable area, topography, and the need to avoid impacts to existing mature trees. These conditions are inherent to the property and are not the result of any action or inaction by the current property owners.

II. Variance to Sandy Springs Development Code § 2.3.1(C): Increase the Maximum Lot Coverage to 45%.

1. **The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies**.

Maximum lot coverage standards are generally intended to limit impacts from impervious surface, particularly stormwater runoff. Here, the Applicants have agreed to implement mitigation measures to reduce potential impacts on adjacent properties and improve existing stormwater conditions. Specifically, the proposed plans include a landscaped swale along the Subject Property's boundary with 106 Hardeman Road to direct stormwater flows away from that property. The Applicants are also willing to offset impervious area associated with the sports court through the installation of pervious pavers elsewhere on the Subject Property, as allowed by Sandy Springs Development Code § 6.1.1.H.3. In sum, the proposed mitigation measures allow the requested increase in lot coverage to remain consistent with the intent of the Development Code.

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

Granting the requested lot coverage variance will not be detrimental to public safety, health, or welfare, nor will it be injurious to other property. Lot coverage requirements are intended to reduce potential impacts from impervious surfaces, and the Applicants have proposed appropriate mitigation, including stormwater improvements and potential impervious-area offsets through pervious pavers. The sports court has been in place for approximately one year and has been used regularly during that time without significant impact to surrounding properties. The proposed mitigation will further reduce the potential for impacts while allowing a beneficial, frequently used family amenity to remain in the only practical location on the Subject Property.

Under these circumstances, approval of the lot coverage variance is reasonable, limited, and consistent with the intent of the Development Code.

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

The compact size of the Subject Property limits opportunities for additional impervious surface without exceeding the maximum lot coverage standard. The sports court brings the total lot coverage to approximately 45%. The Applicants are also willing to offset impervious area associated with the sports court through the installation of pervious pavers elsewhere on the Subject Property, as allowed by Sandy Springs Development Code § 6.1.1.H.3. Accordingly, the requested relief is narrowly tailored, site-specific, and supported by practical mitigation measures that will reduce or eliminate potential impacts.

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

As noted above, the compact size of the Subject Property limits opportunities for additional impervious surface without exceeding the maximum lot coverage standard. The Subject Property contains approximately 17,563 square feet, which is below the minimum 18,000-square-foot lot size for the RD-18 district. (*See Sandy Springs Development Code § 2.3.1.A.*) Because the lot is smaller than the district minimum, the same amount of impervious area results in a higher lot coverage percentage than it would on a conforming RD-18 lot. As a result, even modest improvements have a disproportionate effect on the Subject Property's lot coverage calculation. The requested variance is therefore necessary to account for the Property's existing nonconforming size and to allow the sports court to remain without creating adverse impacts.

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

The Applicants are not requesting any greater increase in lot coverage than necessary to allow the existing sports court to remain, and the request is further supported by proposed mitigation measures designed to reduce or offset potential impacts from impervious surface.

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

N/A – this request concerns lot coverage, not a buffer or setback.

7. **Such conditions are not the result of action or inaction of the current property owner**.

As noted above, the variance is necessitated by the compact size of the Subject Property. Because the lot is smaller than the minimum lot size for the RD-18 district, any additional impervious area results in a higher overall percentage of lot coverage than it would on a conforming lot. The lot size is not the result of any action or inaction by the current property owners.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 93 of the 17th District, Fulton County, Georgia, being Lot 9, R.E. Hardeman Property Subdivision, as per plat recorded in Plat Book 29, Page 52, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 116 Hardeman Road according to the present system of numbering property in Fulton County, Georgia.

SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: ASHMA ALIBHOY	Sworn and subscribed before me this 15 th day of June 20 26
Address: 116 HARDEMAN ROAD	Notary public: Maiya A. Thompson
City, State, Zip Code: ATLANTA, GA 30342	Seal: MAIYA A ALI-THOMPSON NOTARY PUBLIC COBB COUNTY GEORGIA MY COMMISSION EXPIRES DECEMBER 19, 2028
Email address: [redacted]	
Phone number: [redacted]	
Owner's signature:	Commission expires: 12/19/2028

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

Applicant states under oath that:

☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or

☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or

☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*)

Applicant's name:	Sworn and subscribed before me this ____ th day of _____ 20 ____
Company name:	
Address:	Notary public:
City, State, Zip Code:	Seal:
Email address:	
Phone number:	
Applicant's signature:	Commission expires:

SANDY SPRINGS™

GEORGIA

AUTHORIZATION FORM – PART I

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

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: ASHMA ALIBHOY	Sworn and subscribed before me this 15 th day of June 20 26
Address: 116 HARDEMAN ROAD	Notary public: Maiya A. Thompson
City, State, Zip Code: ATLANTA, GA 30342	Seal: MAIYA A ALI-THOMPSON NOTARY PUBLIC COBB COUNTY GEORGIA MY COMMISSION EXPIRES DECEMBER 19, 2028
Email address: [redacted]	
Phone number: [redacted]	
Owner's signature:	Commission expires: 12/19/2028

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

Applicant states under oath that:

☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (*attach a copy of the contract*); or

☐ He/she has an option to purchase the subject property (*attach a copy of the contract*); or

☐ He/she has an estate of years which permits the Applicant to apply (*attach a copy of the lease*)

Applicant's name:	Sworn and subscribed before me this ____ th day of _____ 20 ____
Company name:	
Address:	
City, State, Zip Code:	Notary public:
Email address:	Seal:
Phone number:	
Applicant's signature:	Commission expires:

SANDY SPRINGS™

GEORGIA

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 116 Hardeman Road Atlanta GA 30342	
	Parcel Tax ID(s): 17 009300020117	
	Total acreage: ±0.40 ac (17,562 sf)	Council District: 6
	Current zoning: RD-18	Current use: Single-Family Residence
	Character Area: Protected Neighborhood	

APPLICATION	Detailed request (include Code Section No.):	
	(1) a variance from City of Sandy Springs Code § 7.8.24.A.2.b to allow the sports court to encroach into the 10-foot minor accessory structure setback by up to 7 feet; and (2) a variance from City of Sandy Springs Code § 2.3.1(C) to increase the maximum lot coverage to 45%.	
	Refer to the attached Letter of Intent for the variance analysis.	
	Petitioner: Ashma and Arif Alibhoy c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP	
	Petitioner's address: 1105 W. Peachtree St NE, Ste. 1000. Atlanta, GA 30309	
	Phone: 404-815-3603	Email: jabrock@sgrlaw.com

OWNER	Property owner: Ashma and Arif Alibhoy	
	Owner's address: 116 Hardeman Road. Atlanta, GA 30342	
	Phone [redacted]	Email: [redacted]
	Signature (authorizing initiation of the process):	
	If the property is under contract, provide a copy of the contract	

- TO COMPLETED BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date:
Anticipated BOA date:	
ADDITIONAL INFORMATION NEEDED:	

SANDY SPRINGS
GEORGIA

AUTHORIZATION FORM – PART II

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

Agent's name: Alex Brock
Company: Smith, Gambrell & Russell, LLP
Address: 1105 W. Peachtree Street Suite 1000
City, State, Zip Code: Atlanta, GA 30309
Email address: jabrock@sgrlaw.com
Phone number: (404) 815-3603
Agent's signature:
Applicant's signature:

Sworn and subscribed before me this

9 th day of July 20 21

Notary public: Jack R Lloyd

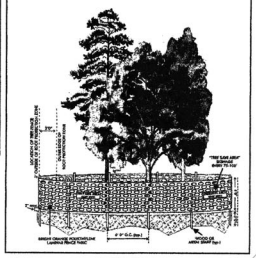
Seal:

JACK R. LLOYD
NOTARY
EXPIRES
GEORGIA
01/14/2029
PUBLIC
FULTON COUNTY

Commission expires:

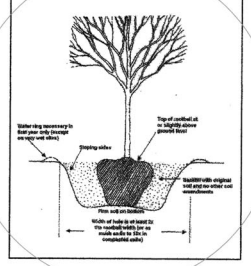
EXISTING CONDITIONS

Figure 1. Tree Protection Fencing



TREE PROTECTION FENCE DETAIL
NOT TO SCALE

Figure 5. Tree Planting Standard Detail



STCP CANOPY CALCULATIONS

17,563 sq.ft.
0.40 acres

SITE AREA = 0.40 ACRES (17,563 SQ. FT.)
17,563 S.F. X 35% (0.35) = 6,147 S.F. CANOPY COVERAGE REQD.

CONSERVED TREES	CANOPY (S.F.)	CONSERVED TREES	CANOPY (S.F.)	CONSERVED TREES	CANOPY (S.F.)
6" HICKORY	1000				
6" DOGWOOD	250				
6" DOGWOOD	250				
	1,500				

REPLACEMENT TREES	ASSIGNED CANOPY (S.F.)
NONE	NONE

TOTAL ASSIGNED CANOPY 1,500 S.F.
CANOPY COVERAGE TO REMAIN & PROPOSED = 1,500 S.F.
CANOPY COVERAGE REQUIRED = 6,147 S.F.
THEREFORE CANOPY COVERAGE REQUIRED (IS NOT) SATISFIED

(LM) Landmark Tree
(B) Boundary Tree
⊠ – TREES TO BE REMOVED

NOTE:
OWNER/ DEVELOPER TO COORDINATE REQUIRED CANOPY COMPLIANCE WITH CITY ARBORIST, I.e. PLANTING OF NEW TREE'S OR DONATION TO CITY TREE BANK, ETC.

NOTE:
MITIGATION TREES REQUIRED FOR GRADING IN SIDE AND REAR YARDS ARE TO PLANTED AS SHOWN.
GRADING IN SIDE AND REAR YARD = 1,928 SF
1,928 SF / 1000 = 1.92
= 2 TREES REQUIRED FOR MITIGATION

TREES TO BE PLANTED:

SPECIES COMMON NAME	LATIN NAME	# OF TREES
MAGNOLIA SOUTHERN	MAGNOLIA GRANDIFLORA	2

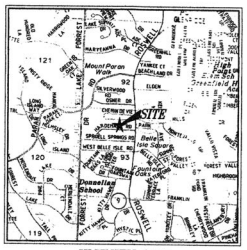
POOL NOTES

1. THE PROPOSED POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY HOSE.. A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIBB.
2. THE ENCLOSURE ENTRANCE (GATE) SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
3. IF ONLY ONE SIDE OF THE POOL FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
4. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN AUDIBLE ALARM ACTIVATED BY OPENING THE DOOR(S). THE 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.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
7. THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO PREPARATION OF THIS SITE PLAN BY (INITIAL)/(NEW)(EXISTING).
8. 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 DEPARTMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

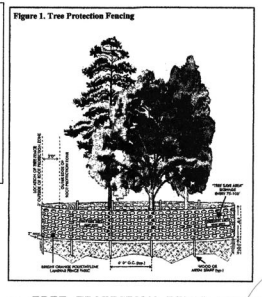
NOTE:
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT TO SCHEDULE A PRECONSTRUCTION MEETING WITH THE DEVELOPMENT INSPECTOR AND ARBORIST PRIOR TO ANY LAND DISTURBANCE. (770) 730–5600

FLOOD STATEMENT

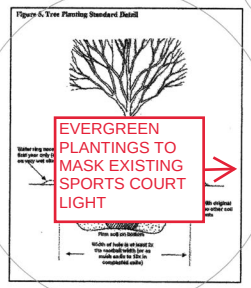
BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0144F – EFFECTIVE DATE OF 8/18/13. ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".


SITE
Mount Paran Way
Roswell Rd
Dunwoody Pl
Dunwoody Club Dr
Dunwoody Creek
Dunwoody Creek Trail
Dunwoody Creek Ct
Dunwoody Creek Dr
Dunwoody Creek Pl
Dunwoody Creek Way
Dunwoody Creek Cir
Dunwoody Creek Ln
Dunwoody Creek Ter
Dunwoody Creek Pkwy
Dunwoody Creek Trce
Dunwoody Creek Xing
Dunwoody Creek Run
Dunwoody Creek Path
Dunwoody Creek Walk
Dunwoody Creek Blvd
Dunwoody Creek Hill
Dunwoody Creek Loop
Dunwoody Creek Park
Dunwoody Creek Plaza
Dunwoody Creek Place
Dunwoody Creek Point
Dunwoody Creek Trail
Dunwoody Creek Drive
Dunwoody Creek Lane
Dunwoody Creek Court
Dunwoody Creek Circle
Dunwoody Creek Terrace
Dunwoody Creek Parkway
Dunwoody Creek Crossing
Dunwoody Creek Overlook
Dunwoody Creek Boulevard

SPORTS COURT - SITE PLAN



TREE PROTECTION FENCE DETAIL
NOT TO SCALE



STCP CANOPY CALCULATIONS

17,563 sq.ft.
0.40 acres

SITE AREA = 0.40 ACRES (17,563 SQ. FT.)
17,563 S.F. X 35% (0.35) = 6,147 S.F. CANOPY COVERAGE REQD.

CONSERVED TREES	CANOPY (S.F.)	CONSERVED TREES	CANOPY (S.F.)	CONSERVED TREES	CANOPY (S.F.)	CONSERVED TREES	CANOPY (S.F.)
6" HICKORY	1000						
6" DOGWOOD	250						
6" DOGWOOD	250						
	1,500						

REPLACEMENT TREES	ASSIGNED CANOPY (S.F.)
NONE	NONE
TOTAL ASSIGNED CANOPY = 1,500 S.F.	
CANOPY COVERAGE TO REMAIN & PROPOSED = 1,500 S.F.	
CANOPY COVERAGE REQUIRED = 6,147 S.F.	

THEREFORE CANOPY COVERAGE REQUIRED (IS NOT) SATISFIED

(LM) Landmark Tree
(B) Boundary Tree
☒ – TREES TO BE REMOVED

NOTE:
OWNER/DEVELOPER TO COORDINATE REQUIRED CANOPY COMPLIANCE WITH CITY ARBORIST, I.e. PLANTING OF NEW TREE'S OR DONATION TO CITY TREE BANK, ETC.

NOTE:
MITIGATION TREES REQUIRED FOR GRADING IN SIDE AND REAR YARDS ARE TO PLANTED AS SHOWN.
GRADING IN SIDE AND REAR YARD = 1,928 SF
1,928 SF / 1000 = 1.92
= 2 TREES REQUIRED FOR MITIGATION

TREES TO BE PLANTED:

SPECIES COMMON NAME	LATIN NAME	# OF TREES
MAGNOLIA SOUTHERN	MAGNOLIA GRANDIFLORA	2

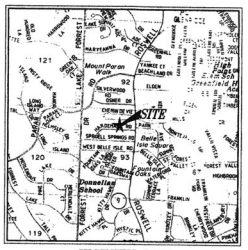
POOL NOTES

1. THE PROPOSED POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY HOSE. A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIBB.
2. THE ENCLOSURE ENTRANCE (GATE) SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
3. IF ONLY ONE SIDE OF THE POOL FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
4. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN AUDIBLE ALARM ACTIVATED BY OPENING THE DOOR(S). THE 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.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
7. THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO PREPARATION OF THIS SITE PLAN BY (HIMSELF/HERSELF).
8. 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 DEPARTMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

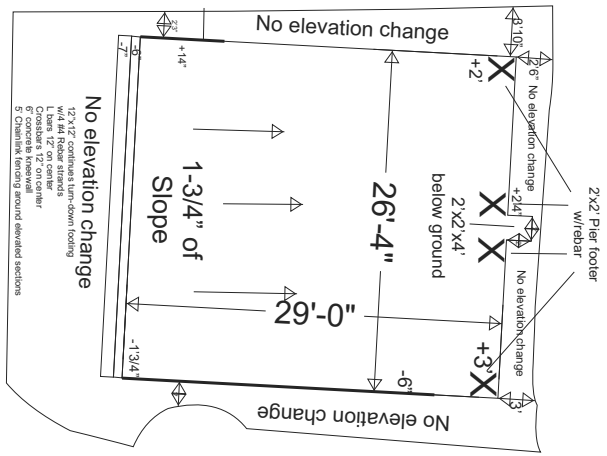
NOTE:
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT TO SCHEDULE A PRECONSTRUCTION MEETING WITH THE DEVELOPMENT INSPECTOR AND ARBORIST PRIOR TO ANY LAND DISTURBANCE. (770) 730–5600

FLOOD STATEMENT

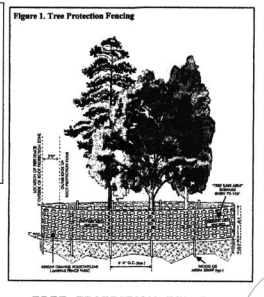
BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0144F – EFFECTIVE DATE OF 9/18/13. ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".


SITE
Roswell
Mount Paran Walk
Dunwoody
Sandy Springs
Dunwoody Club Dr
Roswell Rd
Dunwoody Club Dr
Dunwoody Hall
Dunwoody Hall
Dunwoody Hall

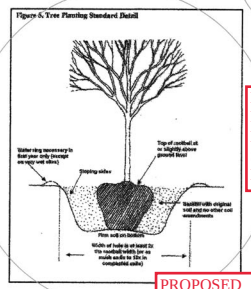
SPORTS COURT DETAIL



SPORTS COURT - SITE PLAN



TREE PROTECTION FENCE DETAIL
NOT TO SCALE



STCP CANOPY CALCULATIONS

17,563 sq.ft.
0.40 acres

SITE AREA = 0.40 ACRES (17,563 SQ. FT.)
17,563 S.F. X 35% (0.35) = 6,147 S.F. CANOPY COVERAGE REQD.

CONSERVED TREES	CANOPY (S.F.)	CONSERVED TREES	CANOPY (S.F.)	CONSERVED TREES	CANOPY (S.F.)	CONSERVED TREES	CANOPY (S.F.)
6" HICKORY	1000						
6" DOGWOOD	250						
6" DOGWOOD	250						
	1,500						

REPLACEMENT TREES	ASSIGNED CANOPY (S.F.)
NONE	NONE

TOTAL ASSIGNED CANOPY 1,500 S.F.
CANOPY COVERAGE TO REMAIN & PROPOSED = 1,500 S.F.
CANOPY COVERAGE REQUIRED = 6,147 S.F.
THEREFORE CANOPY COVERAGE REQUIRED (IS NOT) SATISFIED

(LM) Landmark Tree
(B) Boundary Tree
☒ – TREES TO BE REMOVED

NOTE:
OWNER/DEVELOPER TO COORDINATE REQUIRED CANOPY COMPLIANCE WITH CITY ARBORIST, I.e. PLANTING OF NEW TREE'S OR DONATION TO CITY TREE BANK, ETC.

NOTE:
MITIGATION TREES REQUIRED FOR GRADING IN SIDE AND REAR YARDS ARE TO PLANTED AS SHOWN.
GRADING IN SIDE AND REAR YARD = 1,928 SF
1,928 SF / 1000 = 1.92
= 2 TREES REQUIRED FOR MITIGATION

TREES TO BE PLANTED:

SPECIES COMMON NAME	LATIN NAME	# OF TREES
MAGNOLIA SOUTHERN	MAGNOLIA GRANDIFLORA	2

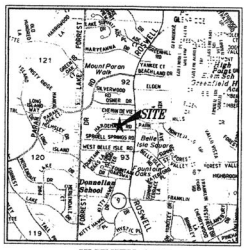
POOL NOTES

1. THE PROPOSED POOL IS NOT CONNECTED TO THE MAIN WATER LINE AND IS TO BE FILLED BY HOSE. A BACKFLOW PREVENTER IS TO BE PROVIDED ON THE HOSE BIBB.
2. THE ENCLOSURE ENTRANCE (GATE) SHALL BE LOCKED WHEN THE POOL IS NOT IN USE.
3. IF ONLY ONE SIDE OF THE POOL FENCE IS TO BE FINISHED, THE FENCE SHALL BE CONSTRUCTED WITH THE FINISHED SIDE TOWARD THE NEIGHBORING PROPERTY.
4. FOR ALL CASES WHERE A BUILDING FOOTPRINT PENETRATES THROUGH A POOL FENCE PERIMETER, ALL DOORS ON THE BUILDING(S) WHICH HAVE DIRECT ACCESS TO THE POOL AREA MUST BE EQUIPPED WITH AN AUDIBLE ALARM ACTIVATED BY OPENING THE DOOR(S). THE 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.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
7. THE PLAN PREPARER AFFIRMS THAT THE SITE WAS VISITED PRIOR TO PREPARATION OF THIS SITE PLAN BY (HIMSELF/HERSELF).
8. 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 DEPARTMENT DIRECTOR, SHALL BE SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

NOTE:
CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT TO SCHEDULE A PRECONSTRUCTION MEETING WITH THE DEVELOPMENT INSPECTOR AND ARBORIST PRIOR TO ANY LAND DISTURBANCE. (770) 730–5600

FLOOD STATEMENT

BY GRAPHICALLY PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT FALL WITHIN A 100 YEAR FEDERALLY DESIGNATED FLOOD HAZARD AREA. THE SUBJECT PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C0144F – EFFECTIVE DATE OF 9/18/13. ZONE "X", AS DESCRIBED BY SAID MAP BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".



VICINITY MAP
(NOT TO SCALE)

LEGEND

IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	OHUL	OVERHEAD UTILIY LINE(S).
OT	OPEN TOP PIN	SMH	SEWER MAIN HOLE
CT	CRIMP TOP PIN	MHT	MAN HOLE TELEPHONE
RB	REINFORCING BAR	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT–OF–WAY	DI	DROP INLET
LL	LAND LOT	LLL	LAND LOT LINE
L	LINE	HW	HEAD WALL
R	RADIUS	CMP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
C	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	DE	DRAINAGE EASEMENT
GV	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	WV	WATER VALVE
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	PC	POINT OF CURVE
N&C	NAIL & CAP	POB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
-X-X-	FENCE	PI	POINT OF INTERSECTION
M	MEASURED	D	DEED
P	PLAT	IPP	IRON PIN PLACED (1/2" REBAR)
DS	DOWN–SPOUT	----	CRITICAL ROOT ZONE OF TREE

GENERAL NOTES

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT–OF–WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND
5. BEARINGS BASED ON A SINGLE MAGNETIC NORTH OBSERVATION.
6. SUBJECT PROPERTY CURRENTLY ZONED "RD–18"
SANDY SPRING ZONING DEPARTMENT
BUILDING SETBACKS:
FRONT: 50'
SIDE: 10' / 20' STREET SIDE)
REAR: 35'
MIN. LOT AREA: 18,000 SF
MIN. WIDTH AT B/L: 100'
MAX. LOT COVERAGE: 35%
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY, THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST.
8. NO STATE WATERS EXIST ON SITE.
9. AFTER THE PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGHT THE ONLINE PORTAL TO SCHEDULE A PRE–CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
10. PRIOR TO FINAL ACCEPTANCE, AN AS–BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.

PLAT CERTIFICATION NOTICE

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

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

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. AUTHORITY O.C.G.A. SECS. 15–6–67, 43–15–4, 43–15–19, 43–15–22.

CERTIFICATE OF AUTHORIZATION NO. LSF000374

SURVEYOR CERTIFICATION

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

JOHN W. STANZILIS, GA. RLS #3373

EROSION CONTROL

EROSION CONTROL MEASURES MUST BE EMPLOYED DURING DEVELOPMENT WHICH WILL MINIMIZE SITE GENERATED WATER BOURNE SILT AND DEBRIS FROM BEING DEPOSITED ON PRIVATE PROPERTY, PUBLIC PROPERTY AND STREETS OR NATURAL DRAINAGE WAYS.
1.

EROSION CONTROL NOTES

2. SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEERS OR COUNTY INSPECTORS.
3. ALL SILT BARRIERS MUST BE PLACED BEFORE ANY CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION IS COMPLETED.
4. ALL OPEN DRAINAGE MUST BE GRASSED, AND RIP–RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 10 SQUARE YARDS OF 40 POUND STONE SHALL BE PLACED AT ALL DOWN STREAM HEADWALLS.
5. NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
6. CONTRACTOR WILL INSURE CONFORMITY TO THE INTENT OF THE
7. EROSION CONTROL MEASURES AS NOTED AS WELL AS THE COUNTY EROSION CONTROL RULES AND REGULATIONS.
8. EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST DAILY AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON–SITE INSPECTION.
"FOR A FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."
Ds1, Ds2, Ds3 and Ds4 IS REQUIRED FOR ALL DISTURBED AREA'S.
10. 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.
11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PROPOSED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS HEREON CERTIFIES UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY HIMSELF OR HIS AUTHORIZED AGENT, UNDER HIS SUPERVISION.
14. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.

GRADING NOTES

1. ALL CUT AND FILL SLOPES SHALL NOT EXCEED 3:1
2. FILL MATERIALS SHALL CONSIST OF CLEAN SOIL, FREE OF ORGANIC OR DELETERIOUS MATERIALS, ROCKS, OR BROKEN PIECES OF CONCRETE LARGER THAN THREE INCHES IN SIZE, OR OF ANY OTHER FOREIGN OBJECTS THAT COULD IMPEDE THE COMPACTION RESULTS.
3. FILL MATERIALS SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS OF NOT MORE THAN 6 INCHES IN LOOSE LIFTS OVER THE FULL WIDTH OF FILL AND COMPACTED TO 95% MAXIMUM DENSITY BY STANDARD PROCTOR COMPACTION TEST ASTM D1557.
4. GRADE TO PROVIDE POSITIVE DRAINAGE PIPING WHICH IS NOT IN AN EASEMENT.

GRAPHIC SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

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

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

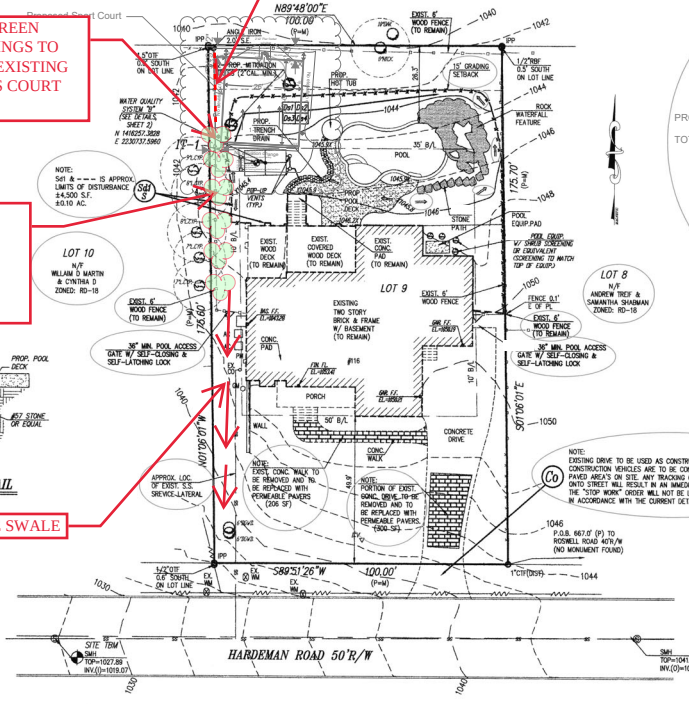
NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

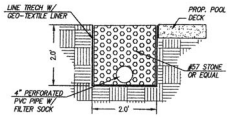
PROPOSED NETTING ALONG THE FENCELINE AT THE SPORTS COURT.

EVERGREEN PLANTINGS TO MASK EXISTING SPORTS COURT LIGHT

PROPOSED EVERGREEN LANDSCAPING TO BUFFER THE PROPERTY AT 106 HARDEMAN RD.

PROPOSED DRAINAGE SWALE





TRENCH DRAIN DETAIL
N.T.S.

PROPOSED SPORT COURT 766 SQ FT

TOTAL EXISTING & PROPOSED 7,783 SQ FT (44.3%)

EXISTING LOT COVERAGE

EXISTING	POOL DECK	439 SF
EXISTING	POOL	633 SF
EXISTING	ROCK W.F. FEAT.	326 SF
EXISTING	STONE PATH	46 SF
EXISTING	POOL EQUIP. PAD	32 SF
EXISTING	FRONT PERM. PAVER WALK	0 SF
EXISTING	CONC./PERM. PAVER DRIVE	1,179 SF
TOTAL =		2,655 SF (15.12%)
TOTAL EXIST. =		7,017 SF (39.95%)

SITE AREA
17,563 sq.ft.
0.40 acres

NOTE:
EXISTING DRIVE TO BE USED AS CONSTRUCTION EXIT. ALL CONSTRUCTION VEHICLES ARE TO BE CONFINED TO THE EXISTING PAVED AREA'S ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.

OWNER:
ASHMA & ARIS ALIBHOY
116 HARDEMAN ROAD
SANDY SPRINGS, GEORGIA 30342

CONTRACTOR / BUILDER:
AQUA DESIGN POOLS
(KAYLA FRADY)
6905 ALAN THOMAS ROAD
CUMMING, GA 30038
PH.: (770) 517–1117

24 HOUR CONTACT:
KAYLA FRADY: PH. (770) 517–1117

SOLAR LAND SURVEYING COMPANY
P.O. BOX 723993 ATLANTA, GEORGIA 30339–0993
TELEPHONE (770) 794–9055 FAX (770) 794–9052

This field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of 03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. No State Plane Coordinate Monument found within 500' of this property.

This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification by the surveyor naming said person, persons, or entity.

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

PROPOSED SITE PLAN PREPARED FOR:
ASHMA & ARIS ALIBHOY
c/o KAYLA FRADY / AQUA DESIGN POOLS

LAND LOT 93 17th DISTRICT (CITY of SANDY SPRINGS) FULTON COUNTY, GEORGIA
LOT 9 BLOCK —
SUBDIVISION R.E. HARDEMAN PROPERTY

SURVEY DATE	10/08/18	DRAWING DATE	11/13/18
SCALE	1" = 20'		

REVISION	BY:	DATE:
PER CITY & CLIENT COMMENTS	PWI	1/24/19

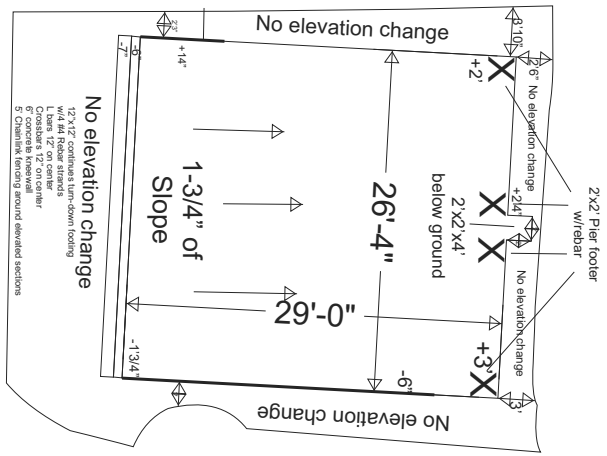
SURVEYED: 3/3 DRAFTED: PWI
PLOTTED: 3/3 DISC #: 180464.dwg
APPROVED: 3/3

PLAT BOOK 28 PAGE 52
DEED BOOK 56772 PAGE 515

#116 HARDEMAN ROAD

SHEET 1 OF 2

SPORTS COURT DETAIL



Scenes from the Northside Hospital Peachtree Road Race

Photos by Dave Quick

More than 55,000 runners and walkers filled the streets of Atlanta on July 4 for the world's largest 10K race.

The 57th running of the Peachtree Road Race marked the event's first year with a title sponsor in more than 50 years, making it the Northside Hospital Peachtree Road Race. Participants started at Lenox Square and finished in Piedmont Park, running through the heart of the city before crossing the finish line into a post-race celebration.

Early registration for the 2027 Northside Hospital Peachtree Road Race on July 4 and the 2027 Northside Hospital Polar Opposite Peachtree Road Race on Jan. 2 is open through July 11. During the early registration period, participants can guarantee entry into both events while receiving the lowest registration price.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-9
Petitioner:	Kaci Palo, Permits Unlimited, LLC
Property Location:	4630 Mount Paran Parkway Parcel # 17 0177 LL1000
Current Zoning:	RE-1
Request:	Request for a Variance from Sec. 2.2.2. and 7.8.24. to allow a two-story accessory structure to encroach into the 40-foot rear setback.
Public Hearings:	Board of Appeals Wednesday, August 5 , 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-43
Petitioner:	Alex Brock, SGR Law
Property Location:	116 Hardeman Road Parcel # 17 009300020117
Current Zoning:	RD-18
Request:	Request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the setbacks and to exceed the maximum lot coverage.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-41
Petitioner:	Richard Goldstein, Mosaic Design Build
Property Location:	4805 Jett Road Parcel # 17 0162 LL0975
Current Zoning:	RE-2
Request:	Request for a Variance from Sec. 7.8.24. to allow a residential accessory structure in the 60-foot primary street setback.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
NOTICE OF VARIANCES

Petition Number:	V-26-33
Petitioner:	Peter Macmaster, Theory Homes
Property Location:	520 Elden Drive Parcel # 17 006800040454
Current Zoning:	RD-18
Request:	Request for a Stream Buffer Variance from Div. 9.2. to allow for a porch in the 75-foot impervious surface setback and a deck in the 50-foot undisturbed vegetative buffer.
Public Hearings:	Board of Appeals Wednesday, August 5, 2026 at 6:00 p.m.
Location:	Sandy Springs City Hall 1 Galambos Way Sandy Springs, GA 30328 770-730-5600
Virtual Options:	The meeting will be live-streamed at **www.sandyspringsga.gov/stream**. For instructions on how to provide public comment during Public Hearing, please visit **http://spr.gs/publiccomment**.

SANDY SPRINGS
GEORGIA

P&Z STAFF REPORT
Board of Appeals Meeting, August 5, 2026

Case: **V-26-43 – 116 Hardeman Road**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: July 24, 2026

REQUEST
Request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the side and rear setbacks and to exceed the maximum lot coverage.

APPLICANT		
Property Owners:	Petitioner:	Representative:
Arif & Ashma Alibhoy	Alex Brock, SGR Law	Alex Brock, SGR Law

RECOMMENDATIONS
Department of Community Development
Staff recommends **Denial** of Variance V-26-43.

MATERIALS SUBMITTED AND REVIEWED

Materials

1. Application received on July 9, 2026

Plans

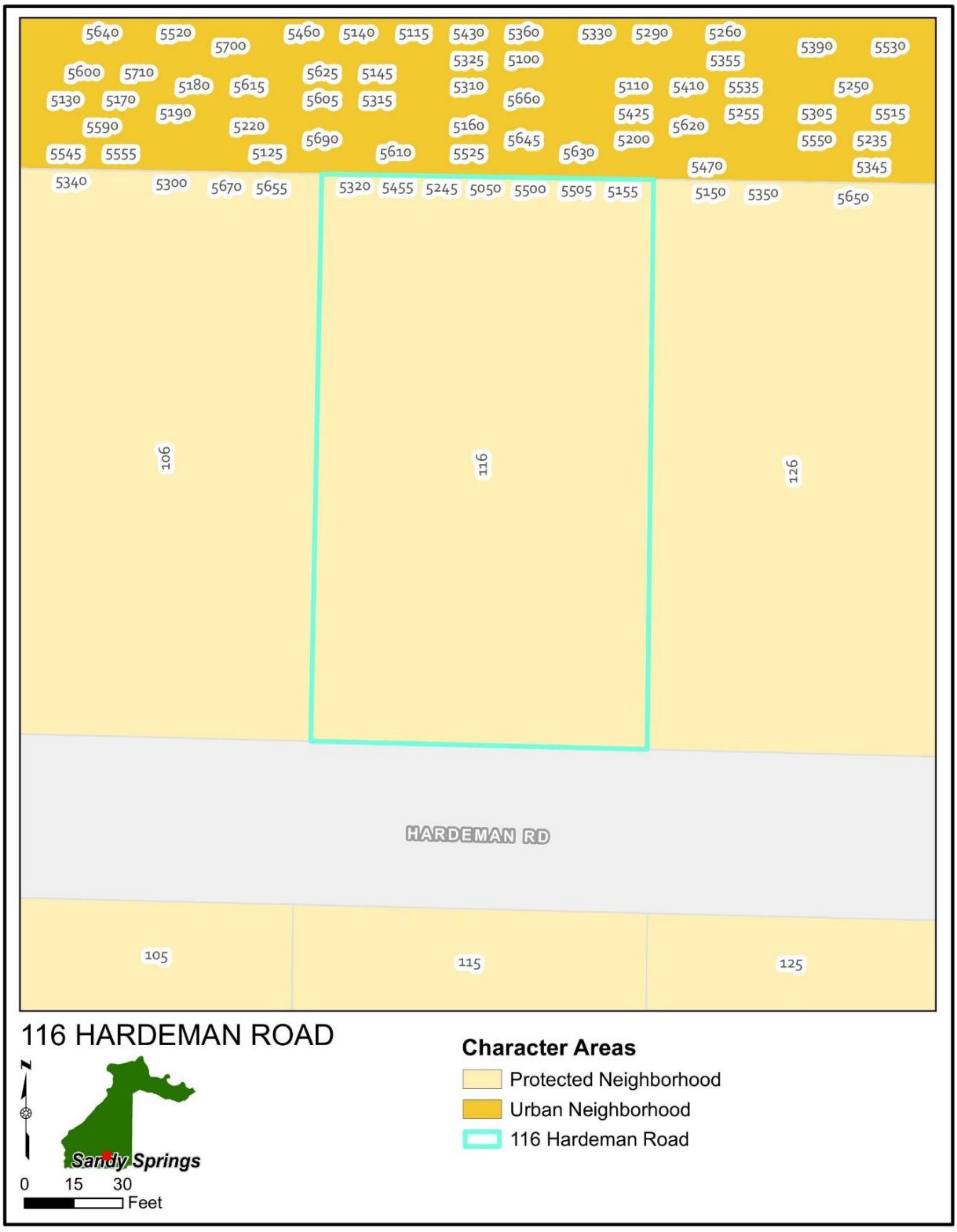
1. "*Alibhoy Ex Conditions Plan.pdf"* prepared by Solar Land Surveying Company and stamped by John W. Stanzilis, Jr., received June 17, 2026.

2. "*Alibhoy Site Plan – Sports Court.pdf"* prepared by Solar Land Surveying Company and signed by John W. Stanzilis, Jr., received on June 17, 2026.

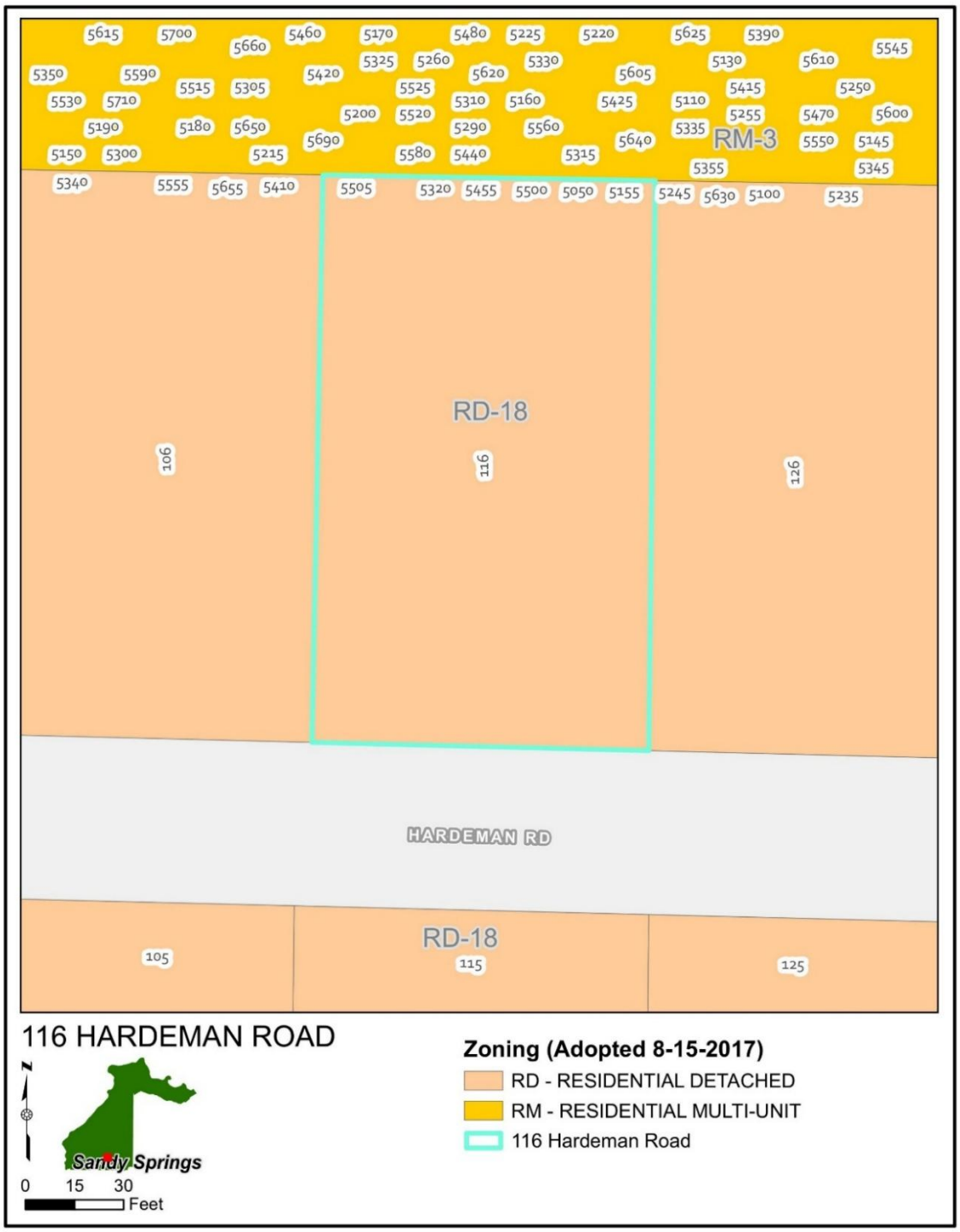
PROPERTY INFORMATION	
Location:	116 Hardeman Road (17 009300020117)
Council District:	Council District 6 – Andrew Chinsky
Neighborhood:	Chastain Park Civic Association
Road frontage:	Approximately 100 feet on Hardeman Road
Lot Depth	Approximately 176 feet
Acreage:	Approximately .40 acres
Current Zoning	RD-18 (Residential Detached – 18,000 square foot minimum lot size)
Existing Land Use:	Single-Family detached
Previous Zoning Cases:	-
Character Area:	Protected Neighborhood

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to the subject property	**Zoning**	**Address(es)**	**Land area (acres) (approximate)**
North	RM-3 / Residential Multi-Unit	5220 Chemin de Vie NW	0.05
North	RM-3 / Residential Multi-Unit	5210 Chemin de Vie NW	0.04
North	RM-3 / Residential Multi-Unit	5200 Chemin de Vie NW	0.04
North	RM-3 / Residential Multi-Unit	5190 Chemin de Vie NW	0.04
East	RD-18 / Residential Detached	126 Hardeman Road	0.40
South	RD-18 / Residential Detached	105 Hardeman Road	0.40
South	RD-18 / Residential Detached	115 Hardeman Road	0.40
South	RD-18 / Residential Detached	125 Hardeman Road	0.40
West	RD-18 / Residential Detached	106 Hardeman Road	0.40
PROPOSED DEVELOPMENT			
-	RD-18 / Residential Detached	116 Hardeman Road	0.40

CHARACTER AREA MAP

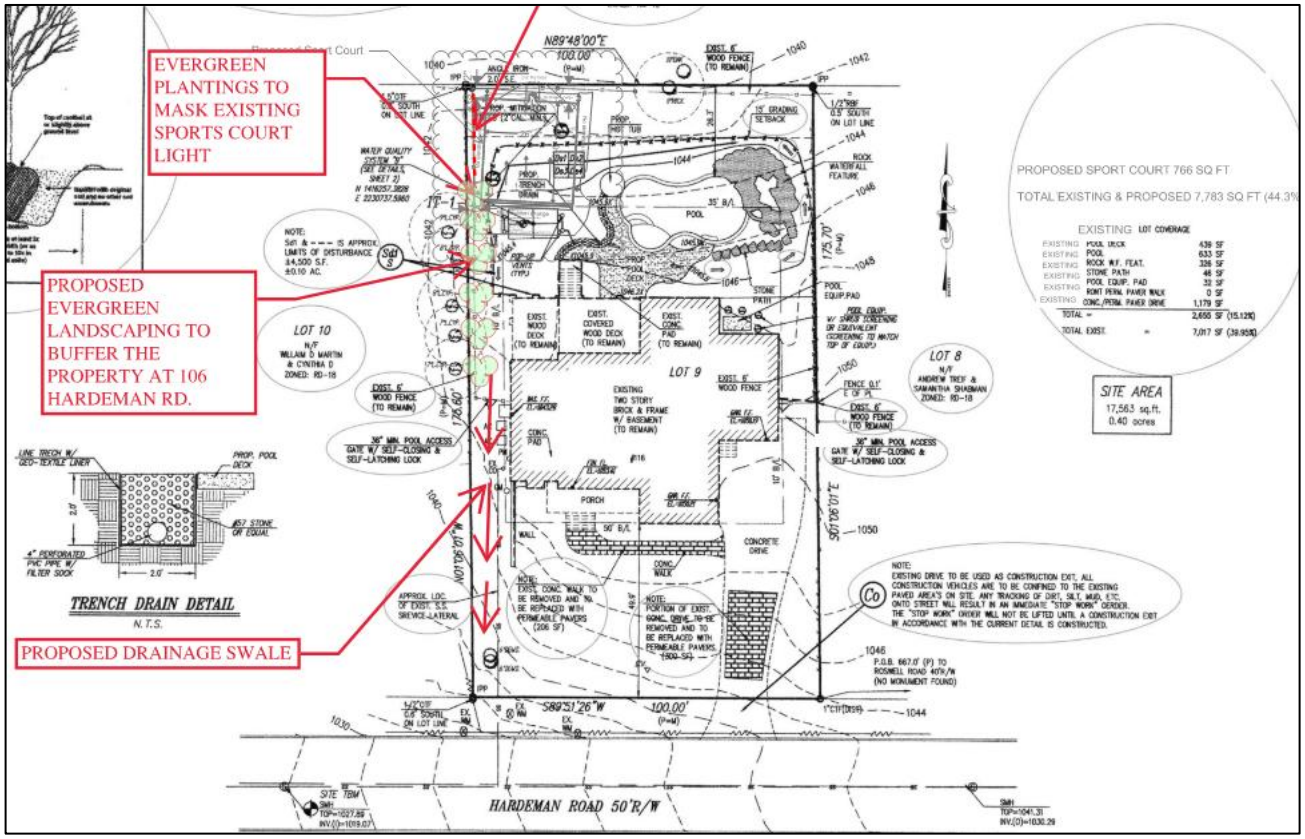


ZONING MAP


RM-3
RD-18
HARDEMAN RD
RD-18
106
116
126
105
115
125
116 HARDEMAN ROAD
Sandy Springs
0 15 30
Feet
Zoning (Adopted 8-15-2017)
RD - RESIDENTIAL DETACHED
RM - RESIDENTIAL MULTI-UNIT
116 Hardeman Road

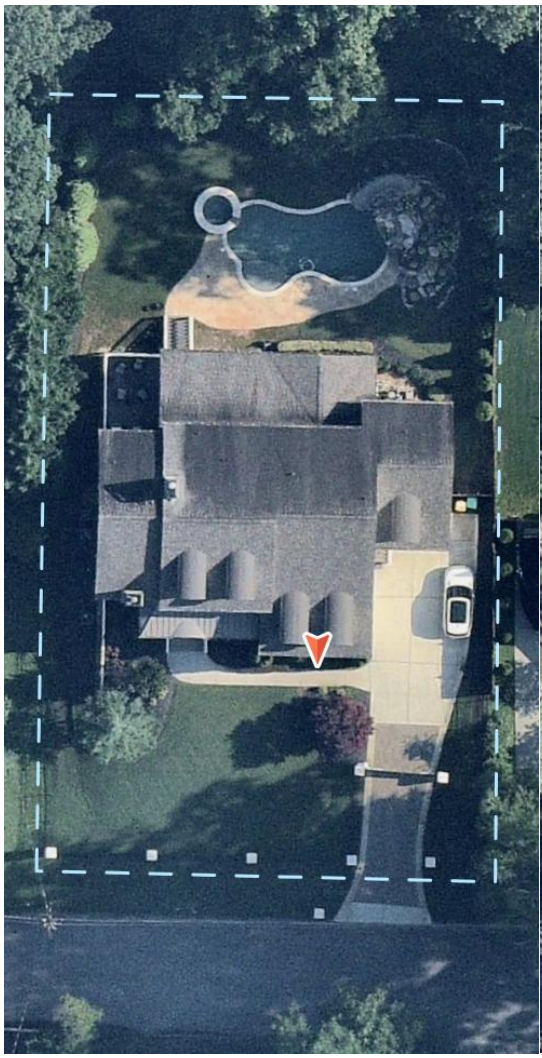
AERIAL IMAGE

AS-BUILT (received July 13, 2026)

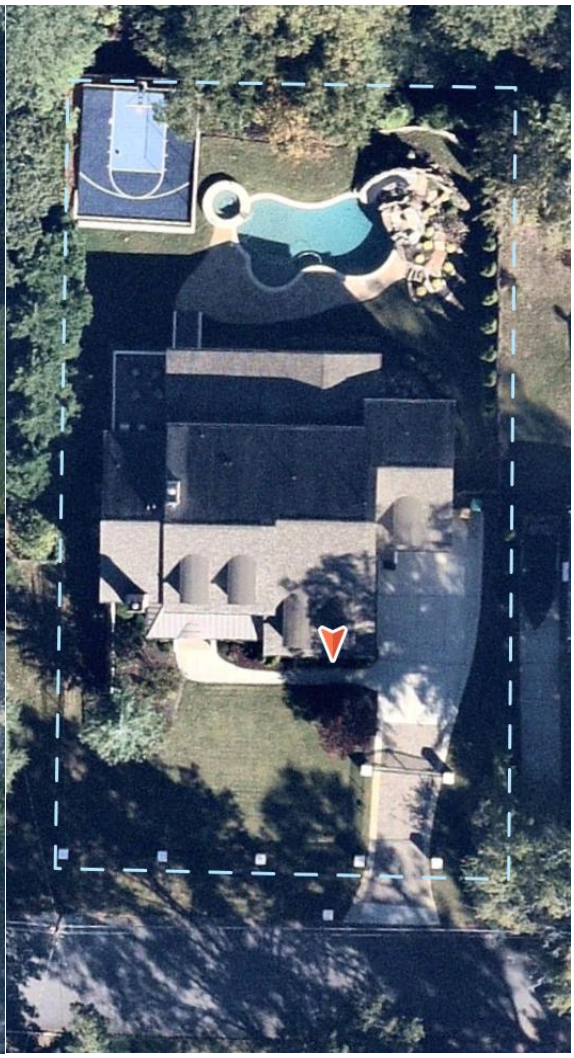


EXISTING DEVELOPMENT

The subject property is zoned RD-18 (Residential Detached – 18,000 square foot minimum lot size) and is 0.4 acres. Located within the Chastain Park Civic Association neighborhood, property is developed with a two-story home, attached one-car garage, swimming pool, and sport court. Based on Fulton County records, the property was platted in 1946, and the present owner acquired the property in 2016. The unpermitted sport court was built in 2025 along with an unpermitted light and light pole. Although the property does not have any stream buffers or flood zones it is located within the Nancy Creek Declared Sensitive Area (NCDSA) which will require twice as much mitigation for stormwater management.



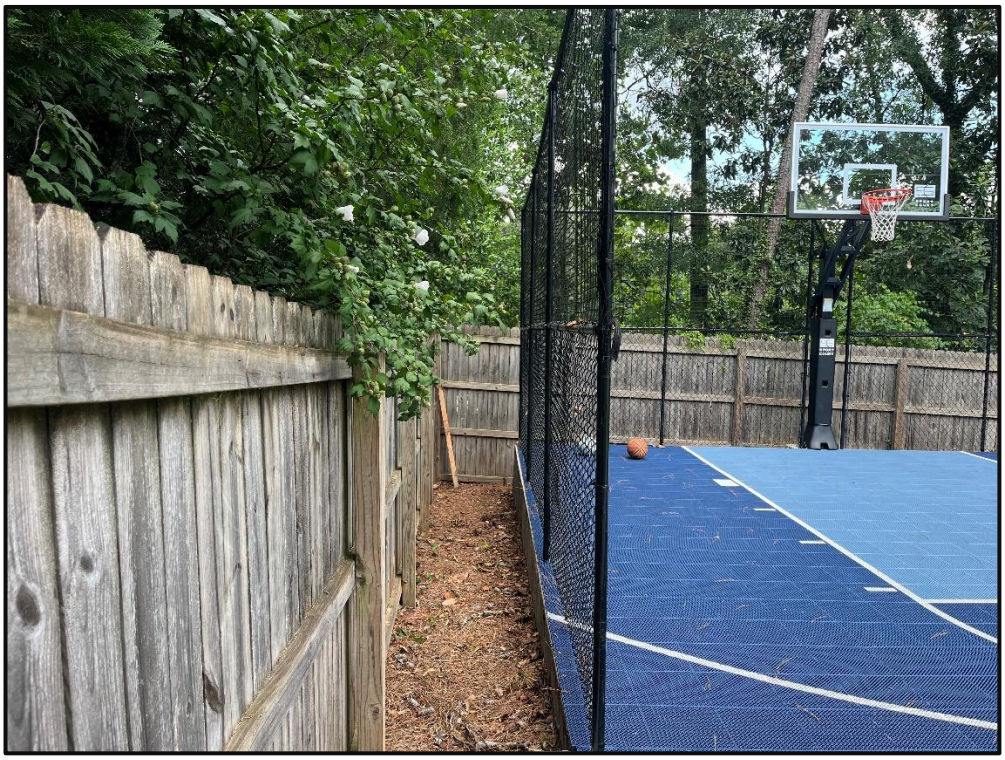
Aerial image from June 2025



Aerial image from October 2025

View of the front of the home facing north from Hardeman

Sport court installed in northwest corner of rear yard

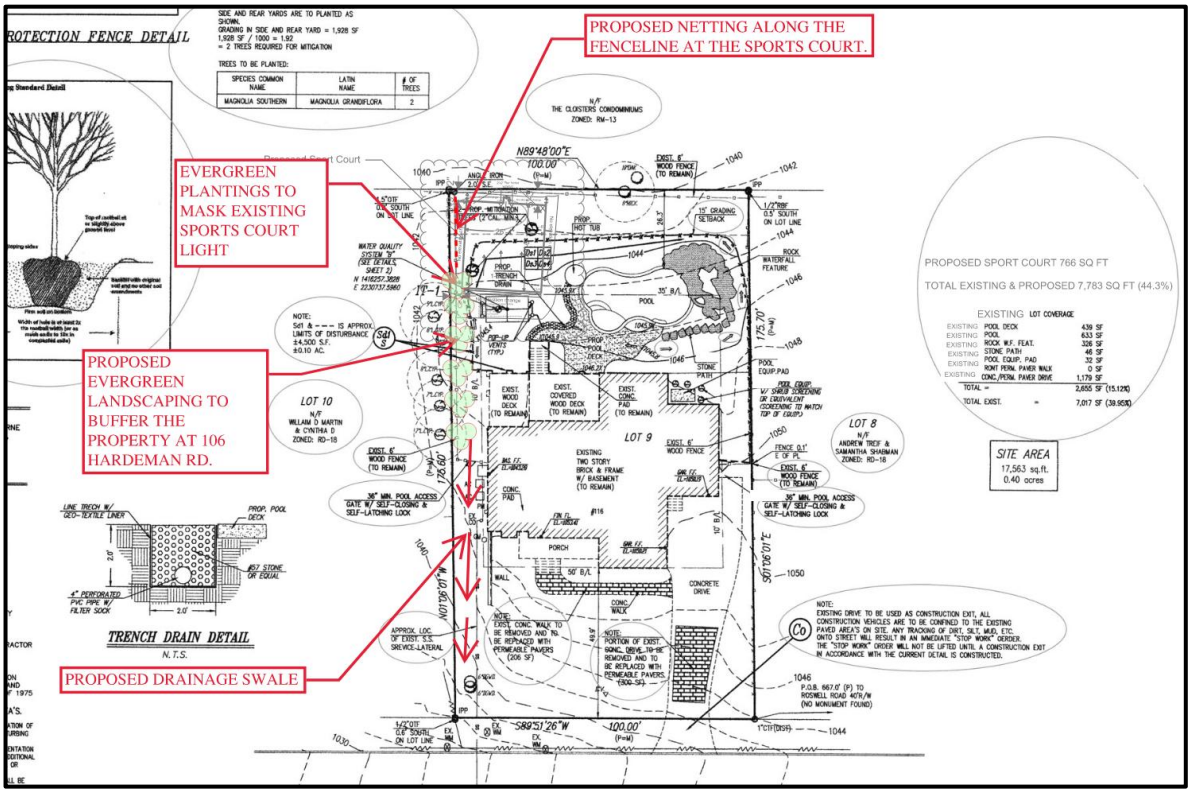


Proximity of sport court to western property line

Proximity of sport court to northern property line

Impervious coverage of rear yard

SITE PLAN (received April 20, 2026)



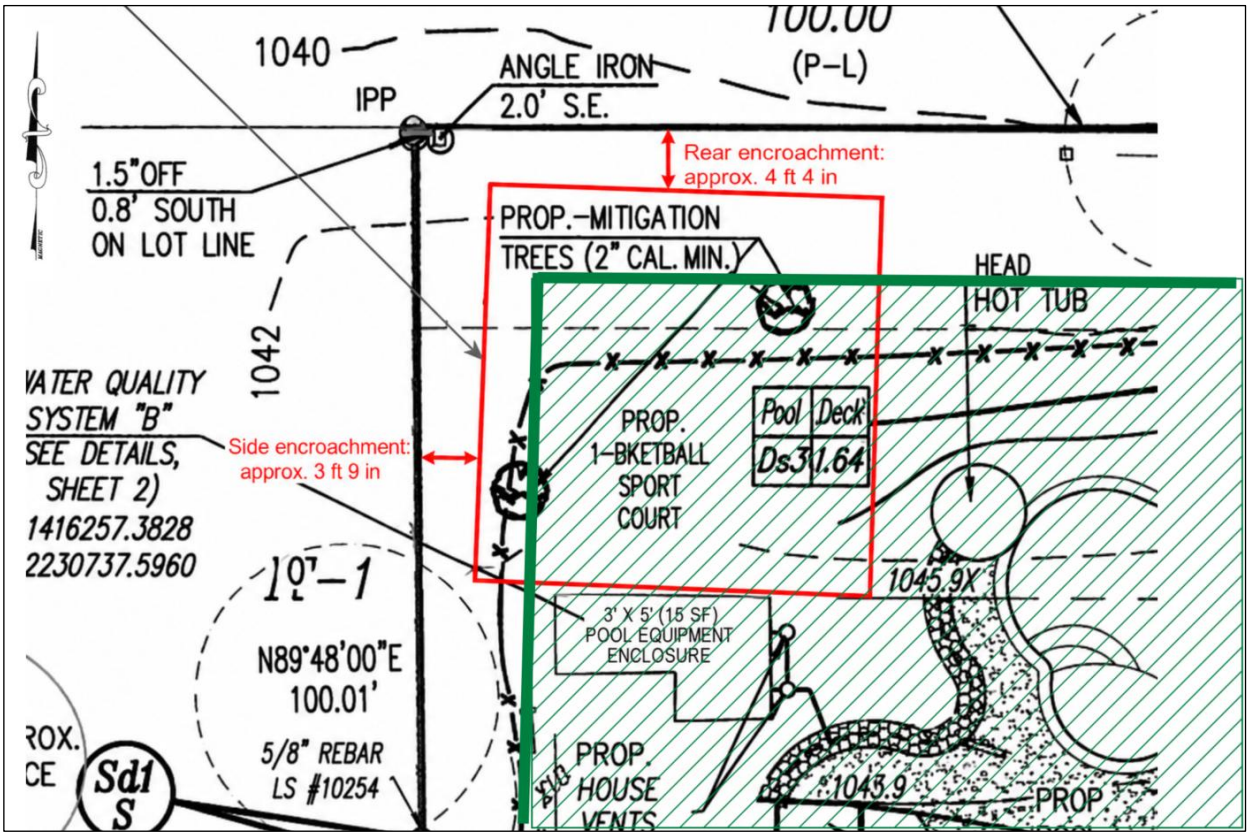
Site Plan

PROPOSED DEVELOPMENT

The applicant is proposing to maintain an unpermitted sport court that encroaches closer to the northern and western property lines than is permitted by the Development Code. The sport court is approximately four (4) feet from the northern property line and approximately four (4) feet from the western property line. The Development Code states that minor residential accessory structures must be at least the minimum setback or 10' from property lines, whichever is less restrictive. The 766 square foot sport court also causes the property to exceed the maximum impervious lot coverage of 35%. The sport court brings the property to an impervious lot coverage of 44.3%.

Per Sec. 7.8.24 of the Development Code – *Basic Use Standards – "Minor residential accessory structures may be located between the principal structure and a common side, side street, or rear lot line. Minor residential accessory structures must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive."*

Per Sec. 2.3.1 of the Development Code – *RD Lot Parameters – "Lot Coverage: Residential Use - 35%"*



Zoomed in section of the site plan showing the location of the unpermitted sport court (red) and the code compliant setback in green with the buildable space hatched in green.

****This image is for illustrative purposes only and does not reflect percise measurements and site improvements.***

V-26-43 VARIANCE CONSIDERATIONS

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

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

Finding: The Development Code does not permit minor residential accessory structures to encroach more than 10 feet from the property line. It also does not permit any property zoned RD-18 to exceed 35% impervious lot coverage. The Development Code does allow a 5% increase in lot coverage with required mitigation. This application exceeds beyond the minimum and the additional 5% increase allowed with mitigation. Staff believe approval of this variance would negate the general intent of the Development Code and Comprehensive Plan policies.

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

Finding: The development would not be detrimental to the public safety, health, or welfare of the public or injurious to other properties.

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

Finding: The subject property has a standard rectangular configuration consistent with most properties along Hardeman Road and is not encumbered by stream buffers or significant topographic constraints. Although the property contains an approximately 10-foot gradual elevation change from the western property line to the eastern property line, this change does not constitute an extraordinary topographic condition. Additionally, while the approximately 17,500-square-foot lot is slightly smaller than the 18,000-square-foot minimum required in the RD-18 district, the approximately 500-square-foot difference is minimal. Therefore, the conditions upon which the request is based are not unique to the subject property and do not warrant the requested relief.

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

Finding: The property's standard rectangular configuration, gradual slope, and slightly substandard lot size do not create an extraordinary hardship. Strict application of the regulations will necessitate the sport court and other site elements to be reduced or modified to comply with the required setbacks. It is important to note that removal of the entire sport court will not comply with the lot coverage requirements. The inability to retain the unpermitted sport court in its current size and location constitutes a mere inconvenience rather than an extraordinary hardship resulting from the property's physical conditions.

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

Finding: The requested variance is not the minimum necessary to accommodate the sport court. The applicants could relocate or reconfigure the court within the buildable area and remove existing impervious

surfaces elsewhere on the property to reduce overall lot coverage. These alternatives would lessen or eliminate the requested relief while still allowing a sport court on the property.

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

Finding: Applicants propose a drainage swale, evergreen landscaping buffer and court netting to address the protection of adjacent properties and of natural resources. The subject property is within the Nancy Creek Declared Sensitive Area (NCDSA) which requires extra stormwater mitigation. The application proposes a drainage swale; however, staff's review indicates that the subject property may not contain sufficient space to accommodate stormwater best management practice (BMP). Should the Board approve the application, the applicant will be required to provide detailed drainage plans during the permitting process, which staff will review for compliance.
The application also proposes an evergreen buffer however staff believes, according to the site plan, there may not be sufficient space on the property for installation of such buffer planting.

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

Finding: Staff finds that such conditions are the result of action by the property owner. The current owner acquired the property in 2016. The sport court was installed in 2025.

COMMENTS FROM OTHER PARTIES

Sandy Springs City Engineer:
Plans were insufficient for proper stormwater review. Should the Board consider approval, a formal stormwater review with be conducted during plan review.
Sandy Springs Arborist:
The submitted plans indicate the existing sports court is located adjacent to multiple mature boundary trees. While this review is limited to the requested zoning variances, any impacts to protected trees, including boundary trees, shall be evaluated and addressed during the associated permit review. If approved, the applicant shall demonstrate compliance with all applicable Tree Protection Ordinance requirements, including evaluation of impacts within critical root zones and any required tree protection or mitigation measures. Staff also recommends that evergreen screening (tree or wax myrtle like shrub) be installed and maintained along the full length of the sports court adjacent to the western property line to provide year-round visual screening and further buffer adjacent properties.
Sandy Springs Deputy Building Official:
No comment provided.
Sandy Springs Land Development Manager:
If approved, the applicant will need to submit a permit for the improvements which contains a professionally designed stormwater system to accommodate the additional impervious surface and land disturbance. The existing design does not provide sufficient information for proper review.
Sandy Springs Chief Environmental Compliance Officer:
No comment provided.
Correspondence Received:
No comment provided.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATIONS

Staff recommend **Denial** of Variance V-26-43, a request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the side and rear setbacks and to exceed the maximum lot coverage. If the Board chooses to approve, staff recommend the following conditions:

1- That the evergreen screening (tree or wax myrtle like shrub) be installed and maintained along the full length of the sports court adjacent to the western property line to provide year-round visual screening and further buffer adjacent properties,
2- Stormwater plan must be approved by the City Engineer and
3- Remove the light and light pole.

Board of Appeals

August 5, 2026

SANDY SPRINGS
GEORGIA

V-26-43
116 Hardeman Road

STAFF RECOMMENDATION:

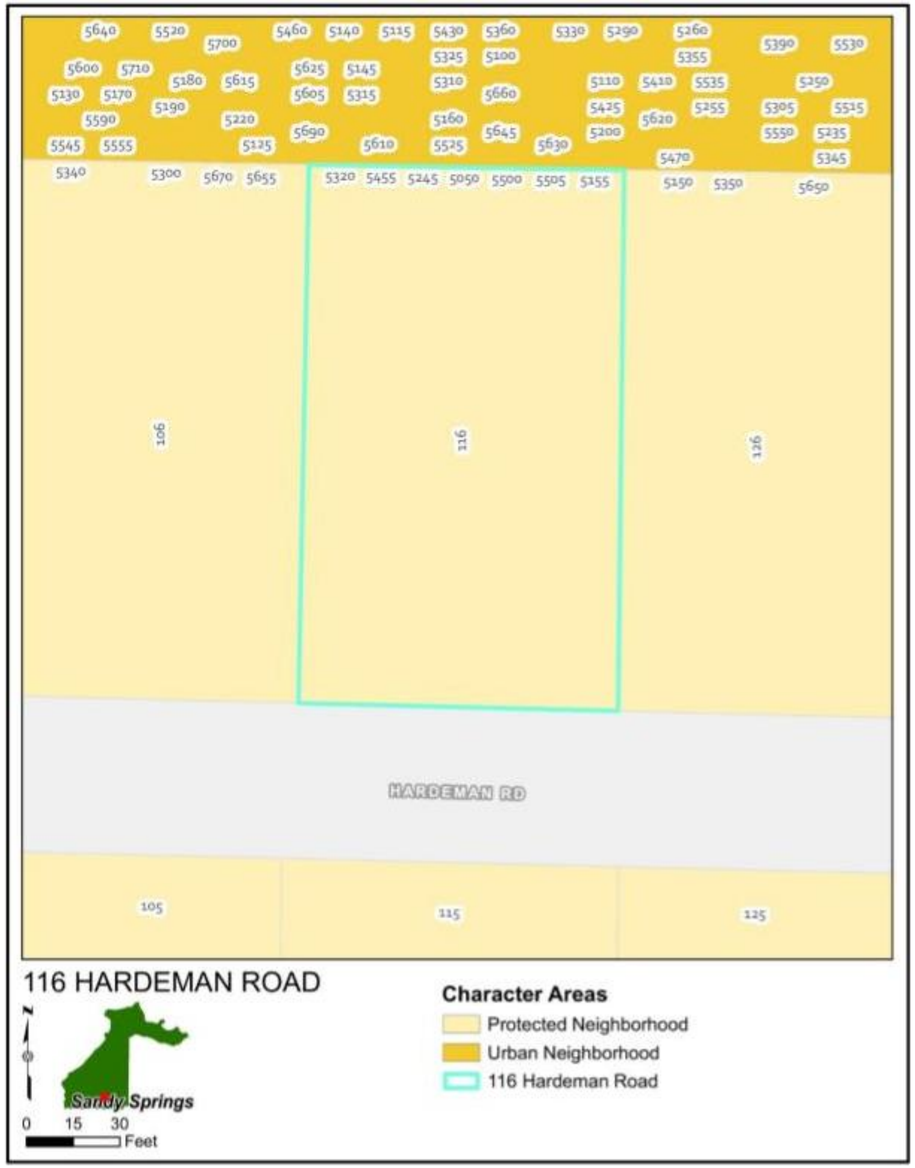
Denial

SANDY SPRINGS
GEORGIA

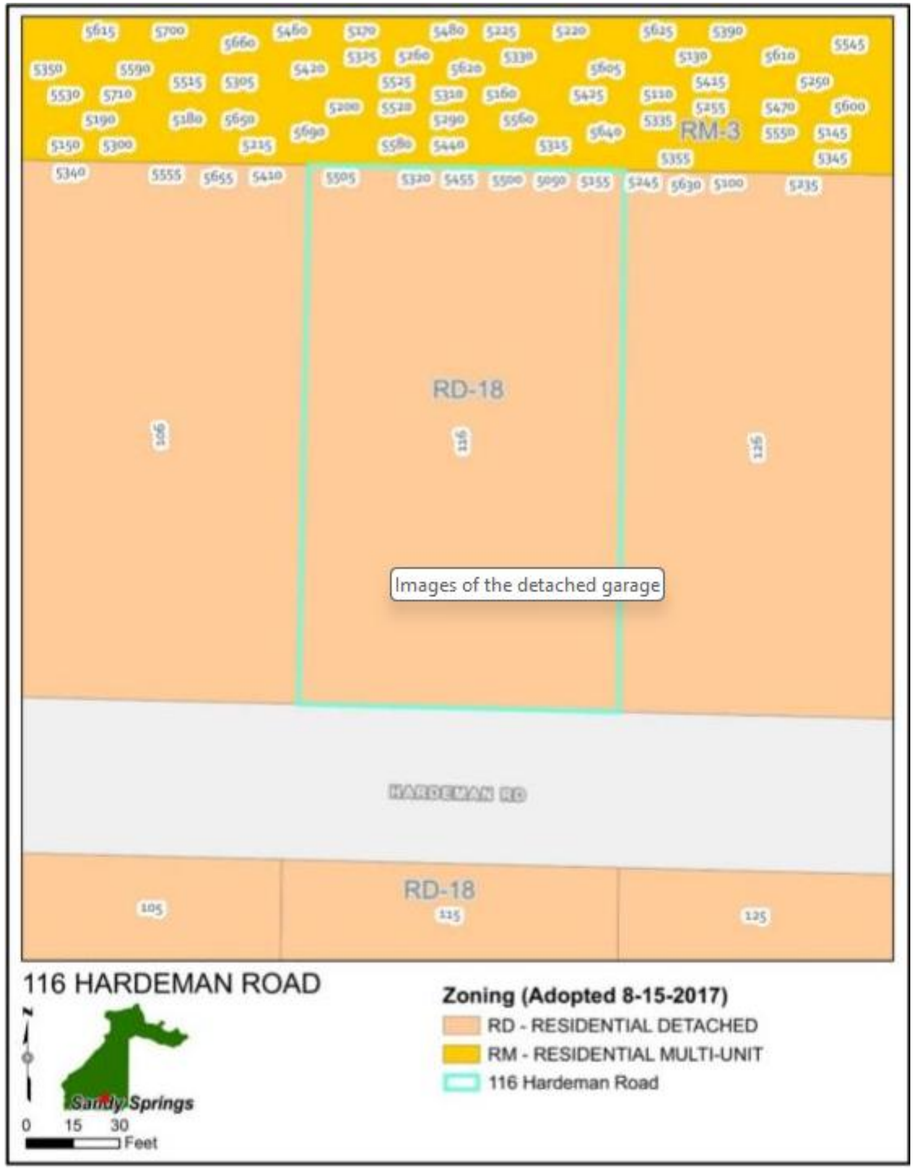
Request

- A request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the side and rear setbacks and to exceed the maximum lot coverage.

Character Area Map

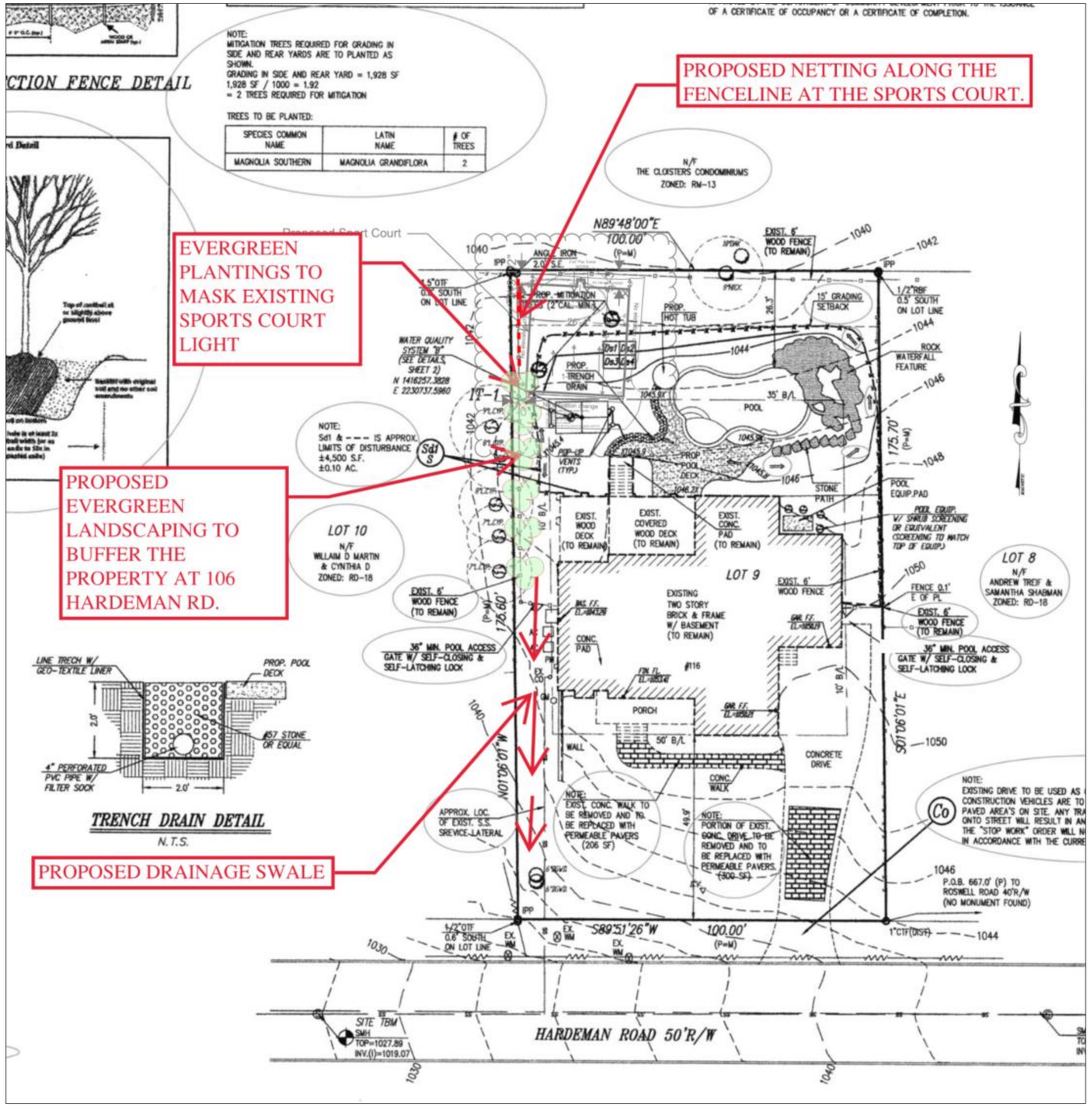


Zoning Map



Aerial Image

As-Built


PROPOSED NETTING ALONG THE FENCELINE AT THE SPORTS COURT.
EVERGREEN PLANTINGS TO MASK EXISTING SPORTS COURT LIGHT
PROPOSED EVERGREEN LANDSCAPING TO BUFFER THE PROPERTY AT 106 HARDEMAN RD.
PROPOSED DRAINAGE SWALE
TRENCH DRAIN DETAIL
N.T.S.
HARDEMAN ROAD 50'R/W
LOT 9
LOT 10
LOT 8
POOL
PROP. HOT TUB
PROP. TRENCH DRAIN
EXISTING TWO STORY BRICK & FRAME W/ BASEMENT (TO REMAIN)
EXIST. COVERED WOOD DECK (TO REMAIN)
EXIST. CONC. PAD (TO REMAIN)
EXIST. WOOD DECK (TO REMAIN)
EXIST. 6' WOOD FENCE (TO REMAIN)
36" MIN. POOL ACCESS GATE W/ SELF-CLOSING & SELF-LATCHING LOCK
CONCRETE DRIVE
STONE PATH
POOL EQUIP.PAD
ROCK WATERFALL FEATURE
15' GRADING SETBACK
PROP. POOL DECK
PORCH
CONC. WALK
WALL
SITE TBM
SMH
TOP=1027.89
INV.(I)=1019.07
S89°51'26"W 100.00' (P=M)
N89°48'00"E 100.00' (P=M)
S01°06'01"E 175.70' (P=M)
N01°06'01"W 176.60' (P=M)
P.O.B. 667.0' (P) TO ROSWELL ROAD 40'R/W (NO MONUMENT FOUND)
NOTE: MITIGATION TREES REQUIRED FOR GRADING IN SIDE AND REAR YARDS ARE TO PLANTED AS SHOWN.
GRADING IN SIDE AND REAR YARD = 1,928 SF
1,928 SF / 1000 = 1.92
= 2 TREES REQUIRED FOR MITIGATION
TREES TO BE PLANTED:
SPECIES COMMON NAME | LATIN NAME | # OF TREES
MAGNOLIA SOUTHERN | MAGNOLIA GRANDIFLORA | 2
NOTE: Sd1 & - - - IS APPROX. LIMITS OF DISTURBANCE ±4,500 S.F. ±0.10 AC.
NOTE: EXIST. CONC. WALK TO BE REMOVED AND TO BE REPLACED WITH PERMEABLE PAVERS (206 SF)
NOTE: PORTION OF EXIST. CONC. DRIVE TO BE REMOVED AND TO BE REPLACED WITH PERMEABLE PAVERS (300 SF)
NOTE: EXISTING DRIVE TO BE USED AS CONSTRUCTION VEHICLES ARE TO PAVED AREA'S ON SITE. ANY TRA ONTO STREET WILL RESULT IN AN THE "STOP WORK" ORDER WILL N IN ACCORDANCE WITH THE CURRE
LINE TRECH W/ GEO-TEXTILE LINER
PROP. POOL DECK
#57 STONE OR EQUAL
4" PERFORATED PVC PIPE W/ FILTER SOCK
2.0'
APPROX. LOC. OF EXIST. S.S. SREVICE-LATERAL
OF A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION.

Existing Conditions

- The subject property is zoned RD-18 (Residential Detached – 18,000 square foot minimum lot size) and is 0.4 acres.
- Located within the Chastain Park Civic Association neighborhood, property is developed with a two-story home, attached one-car garage, swimming pool, and sport court. Based on Fulton County records, the property was platted in 1946, and the present owner acquired the property in 2016.
- The unpermitted sport court was built in 2025 along with an unpermitted light and light pole.
- Although the property does not have any stream buffers or flood zones it is located within the Nancy Creek Declared Sensitive Area (NCDSA) which will require twice as much mitigation for stormwater management.

Aerial image from June 2025

Aerial image from October 2025

Existing Conditions

Front of home and the sport court

Existing Conditions

Distance between the fence line and sport court from the north and west property line

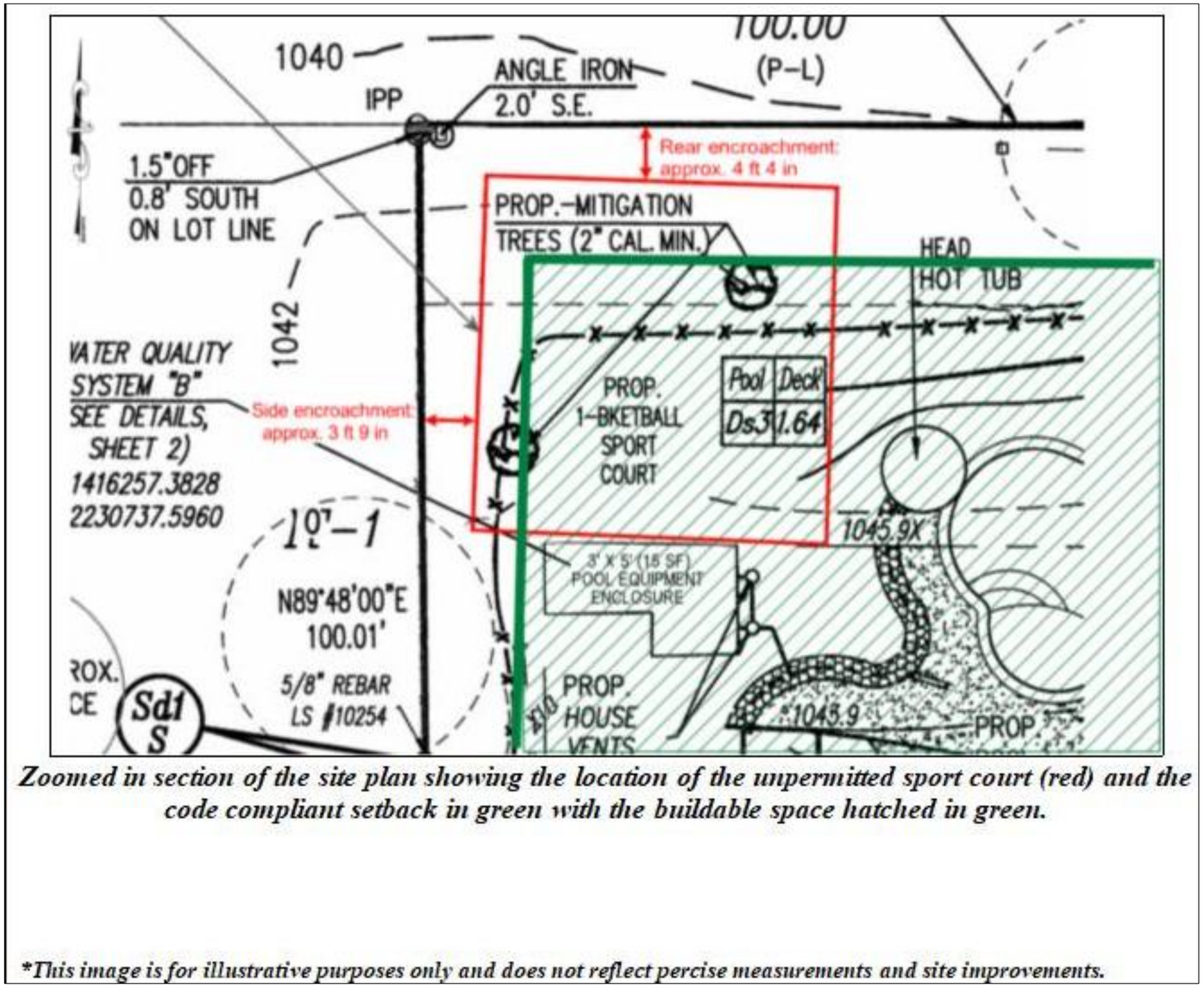
Variance Request

The applicant is proposing to maintain an unpermitted sport court that encroaches closer to the northern and western property lines than is permitted by the Development Code. The sport court is approximately four (4)feet from the northern property line and approximately four (4) feet from the western property line. The Development Code states that minor residential accessory structures must be at least the minimum setback or 10' from property lines, whichever is less restrictive. The 766 square foot sport court also causes the property to exceed the maximum impervious lot coverage of 35%. The sport court brings the property to an impervious lot coverage of 44.3%."

Per Sec. 7.8.24 of the Development Code – Basic Use Standards *– "Minor residential accessory structures may be located between the principal structure and a common side, side street, or rear lot line. Minor residential accessory structures must be a minimum of 10 feet or the required setback, from any property line, whichever is less restrictive."*

Per Sec. 2.3.1 of the Development Code – RD Lot Parameters *– "Lot Coverage: Residential Use - 35%"*

Proposed Development



Zoomed in section of the site plan showing the location of the unpermitted sport court (red) and the code compliant setback in green with the buildable space hatched in green.

**This image is for illustrative purposes only and does not reflect percise measurements and site improvements.*

Variance Considerations:

a. The variance request would not result in negating the general intent of this Development Code or with the Comprehensive Plan policies;

The Development Code does not permit minor residential accessory structures to encroach more than 10 feet from the property line. It also does not permit any property zoned RD-18 to exceed 35% impervious lot coverage. The Development Code does allow a 5% increase in lot coverage with required mitigation. This application exceeds beyond the minimum and the additional 5% increase allowed with mitigation. Staff believe approval of this variance would negate the general intent of the Development Code and Comprehensive Plan policies.

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

The subject property has a standard rectangular configuration consistent with most properties along Hardeman Road and is not encumbered by stream buffers or significant topographic constraints. Although the property contains an approximately 10-foot gradual elevation change from the western property line to the eastern property line, this change does not constitute an extraordinary topographic condition. Additionally, while the approximately 17,500-square-foot lot is slightly smaller than the 18,000-square-foot minimum required in the RD-18 district, the approximately 500-square-foot difference is minimal. Therefore, the conditions upon which the request is based are not unique to the subject property and do not warrant the requested relief.

Variance Considerations:

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

The property's standard rectangular configuration, gradual slope, and slightly substandard lot size do not create an extraordinary hardship. Strict application of the regulations will necessitate the sport court and other site elements to be reduced or modified to comply with the required setbacks. It is important to note that removal of the entire sport court will not comply with the lot coverage requirements. The inability to retain the unpermitted sport court in its current size and location constitutes a mere inconvenience rather than an extraordinary hardship resulting from the property's physical conditions.

e. The variance requested is the minimum necessary to accomplish the development or building:

The requested variance is not the minimum necessary to accommodate the sport court. The applicants could relocate or reconfigure the court within the buildable area and remove existing impervious surfaces elsewhere on the property to reduce overall lot coverage. These alternatives would lessen or eliminate the requested relief while still allowing a sport court on the property.

Recommendation

Staff recommend **Denial** of Variance V-26-43, a request for a Variance from Sec. 7.8.24. and 2.3.1. to allow for a sport court to encroach into the side and rear setbacks and to exceed the maximum lot coverage. If the Board chooses to approve, staff recommend the following conditions:

1- That the evergreen screening (tree or wax myrtle like shrub) be installed and maintained along the full length of the sports court adjacent to the western property line to provide year-round visual screening and further buffer adjacent properties,

2- Stormwater plan must be approved by the City Engineer and

3- Remove the light and light pole.