



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council **DATE:** August 14, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: **201401682** - 6079 Boylston Road, *Applicant: Southtech Homes, LLC*, to rezone from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) for the development of a 22-lot townhome development, with concurrent variances

MEETING DATE: For Submission onto the August 19, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: *(Attach additional pages if necessary)*

See attached:

Memorandum
Rezoning Application

APPROVAL BY CITY MANAGER: J.M. APPROVED

PLACED ON AGENDA FOR: **08/19/2014**

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

REMARKS:



To: John McDonough, City Manager

From: Angela Parker, Director of Community Development 

Date: August 1, 2014 for submission onto the August 19, 2014 City Council meeting

Agenda Item: **201401682 6079 Boylston Drive** a request to rezone the subject property from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) to allow for the development of 22 townhomes, with concurrent variances.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

DEFERRAL of a request to rezone the subject property from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) to allow for the development of 22 townhomes, with concurrent variances.

Discussion:

To rezone the subject property from R-4 (Single Family Dwelling District) to A (Medium Density Apartment District) to allow for the development of 22 townhomes, with concurrent variances.

Additionally, the applicant is requesting three (3) concurrent variances from the Zoning Ordinance as follows:

1. Variance from Section 4.23.1 to reduce the required front yard landscape strip from 40 feet to 20 feet.
2. Variance from Section 4.23.1 to reduce the fifty (50) foot rear buffer and ten (10) foot improvement setback to allow grading and replanting.
3. Variance from Section 7.3.3.B to reduce the front yard setback from 40 feet to 20 feet.

PROPERTY INFORMATION

Address, Land Lot, and District	6079 Boylston Drive Land Lot 71, District 17 th
Council District	3 (Graham McDonald)
Frontage	550.43' along the east side of Boylston Drive
Area	2.14 acres
Existing Zoning and Use	R-4 (Single Family Dwelling District) currently developed with a single family home.
Overlay District	N/A
2027 Comprehensive Future Land Use Map Designation	R5-8 (5 to 8 units per acre)
Proposed Zoning	A (Medium Density Apartment District)

APPLICANT/PETITIONER INFORMATION

Property Owner HDK Properties, LLLP	Petitioner South Tech Homes, LLC	Representative Mark Shaw
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HEARING & MEETING DATES

Community Zoning Information Meeting May 27, 2014	Community Developer Resolution Meeting June 26, 2014	Planning Commission Hearing July 17, 2014	Mayor and City Council Hearing August 19, 2014
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DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

201401682- DEFERRAL

201401682Variance #1- DEFERRAL

201401682Variance #2- DEFERRAL

201401682Variance #3- DEFERRAL

The applicant submitted a revised site plan on July 16, 2014 to address comments made in the staff report. Staff did not have adequate time to review the revised site plan or provide a copy to the neighbors.

PLANNING COMMISSION RECOMMENDATION- July 17, 2014

The petition was heard at the July 17, 2014 Planning Commission meeting. Tart moved to recommend deferral seconded by Maziar. The Commission deferral (5-0, Maziar, Porter, Frostbaum, Tart, and Squire for; Nickles absent and Duncan not voting), to September 18th Planning Commission and October 21st Mayor and City Council to allow the applicant to revise the site plan for the staff and neighbors to review.

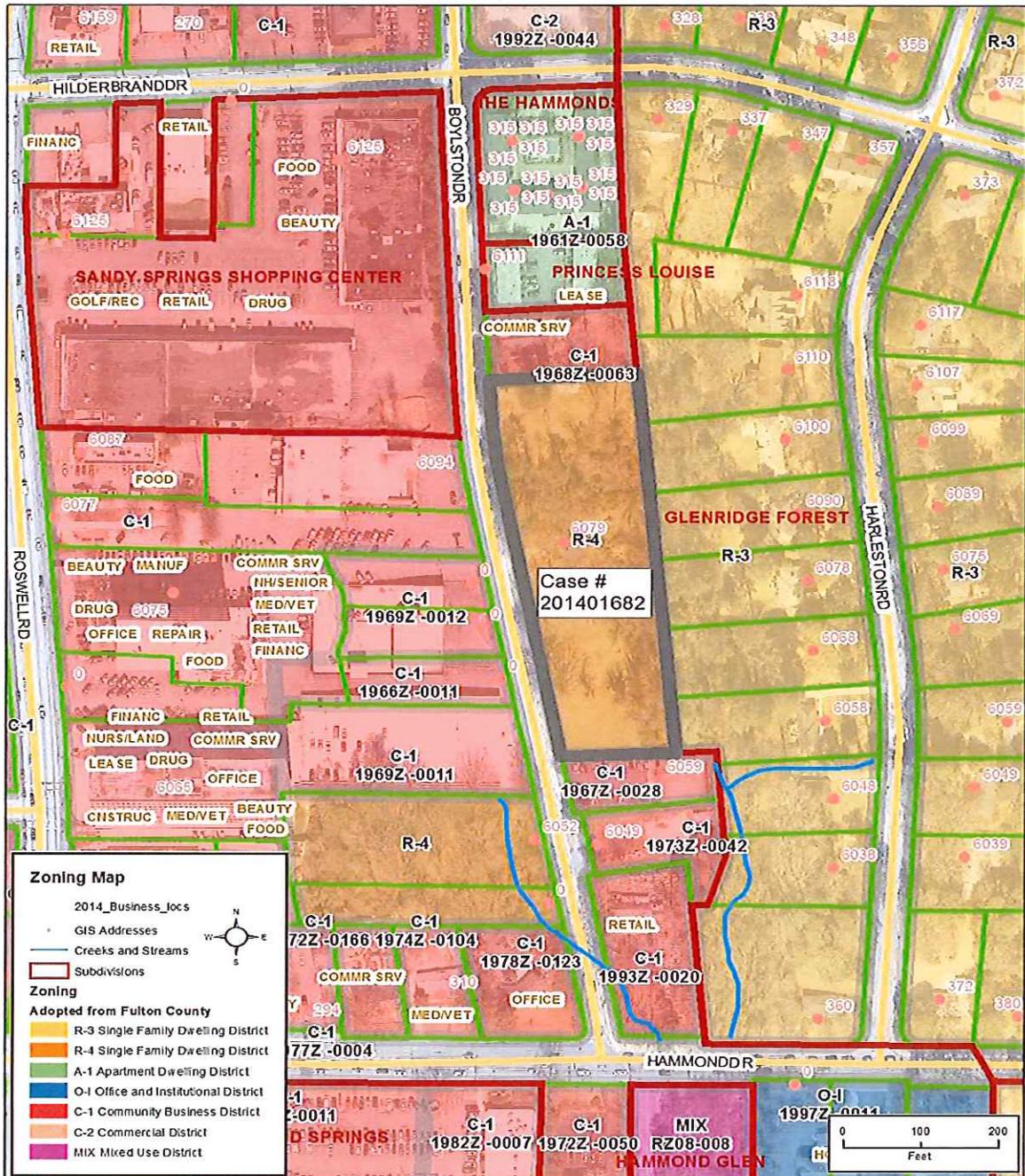
EXISTING LAND USE AND ZONING OF ABUTTING PROPERTIES

SUBJECT PETITION	Requested Zoning	Proposed Use	Land Area (Acres)	Units	Density (Units per Acre)
201401682	TR	Townhomes	2.14	22	10.28 units/ac

Location in relation to subject property	Zoning	Use	Land Area (Acres)	Square Footage or Number of Units	Density (Square Feet or Units Per Acre)
North	A-1 Z61-0058	6111 Boylston Drive Princess Louise Apartment	±0.4331	8 units	±18.47 units/ac
North	C-1 Z68-0063	6105 Boylston Drive	±0.394	±1,108 sf	±3.57 units/ac
East	R-3	Glenridge Forrest Subdivision	±3.7	6 units	±1.62 units/ac
South	C-1 Z67-0028	6059 Boylston Drive	±0.3557	±10,188 sf	±6,708.60 sf/ac
South	C-1 Z73-0042	6049 Boylston Drive	±0.76	±2,382 sf	±28642.11 sf/ac
West	C-1	6125 Roswell Road Sandy Springs Shopping Center	±4.399	±67,248 sf	±15,287.11 sf/ac
West	C-1	6094 Roswell Road	±0.8	±13,998 sf	±17,497.5 sf/ac
West	C-1 Z68-0012 Z66-0011	6675 Roswell Road	±3.0	±127,427	±31,723.66 sf/ac
West	C-1 Z69-0011	6065 Roswell Road	±2.0218	±289,068 sf	±142,975.56

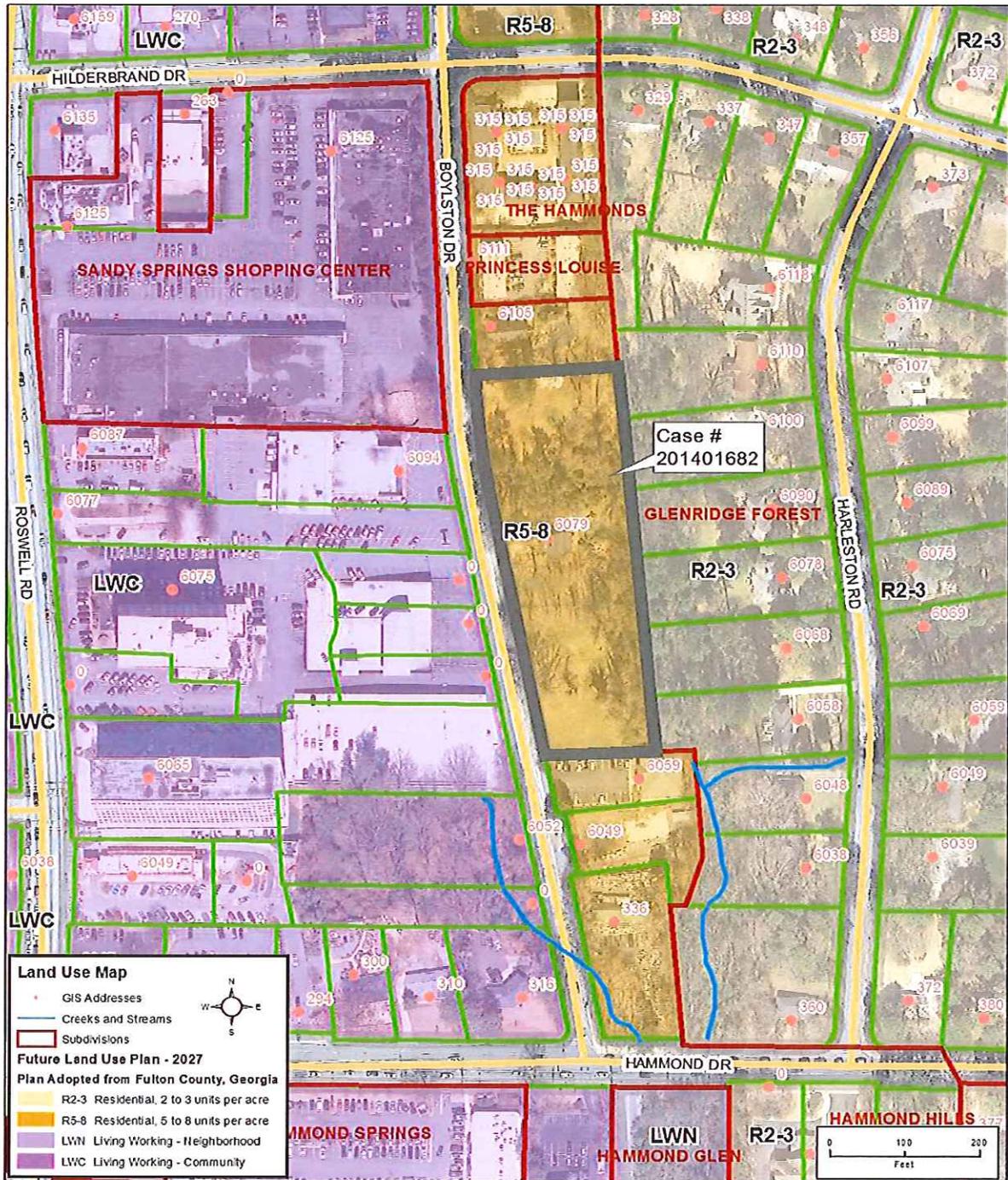
Zoning Map

6079 Boylston Drive



Future Land Use Map

6079 Boylston Drive



ZONING IMPACT ANALYSIS

Per Article 28.4.1, *Zoning Impact Analysis by the Planning Commission and the Department*, the staff shall make a written record of its investigation and recommendation on each rezoning petition with respect to the following factors:

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Findings: The staff is of the opinion that the proposed use is suitable in view of the use and development of adjacent and nearby property. The surrounding area consists of C-1 (Community Business District) to the north, south, west; R-3(Single Family Dwelling District) to the east.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Findings: The staff is of the opinion that the proposal if approved would have an adverse impact on the use or usability of adjacent or nearby properties during construction because of the grading and re-planting of the fifty (50) buffer. However, the use would be consistent with adjacent properties. The Future Land Use map recommends R5-8 (Residential 5-8 units per acre) The proposed density of 10.28 units per acre is not consistent with the Comprehensive Plan density of residential 5-8 units per acre. The surrounding properties consist of a variety of housing and commercial uses. Additionally, the proposal provides a transition between the commercial uses to the north, south and west to the single family uses to the east.

C. Whether the property to be affected by the zoning proposal may have reasonable economic use as currently zoned.

Findings: The staff is of the opinion that the subject property has a reasonable economic use as currently zoned.

D. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools.

Findings: The staff is of the opinion that the proposal will result in a use which will cause an excessive or burdensome use of the existing infrastructure. The twenty-two (22) curb cuts will be created where only one (1) exist. The additional curb cuts will prevent adequate streetscape and on street parking from being installed consistent with the City Center Master Plan. The additional curb cuts and the inadequate streetscape do not meet the intent set forth in the Comprehensive Plan. The curb cut proposal does not meet the requirements of section 103-73(c) of the Development Regulations which requires all access to be located a minimum of five feet from side property lines. The proposed development will be required to meet all current City codes and ordinances, which will require a stormwater management system.

E. Whether the zoning proposal is in conformity with the policies and intent of the land use plan.

Findings: The staff is of the opinion that the proposed use is consistent with the intent of the Comprehensive Plan as it relates to transitional uses. However, the proposal is not consistent

with the Future Land Use Map designation of R 5-8 (Residential 5-8 units per acre). The applicant is proposing a density 10.28 units per acre. Additionally, twenty-two (22) curb cuts will be created where only one (1) exist. The additional curb cuts will prevent adequate streetscape and on street parking from being installed. The additional curb cuts and the inadequate streetscape do not meet the intent set forth in the Comprehensive Plan. The proposal would provide a transition from the more intense commercial uses along Roswell Road.

F. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

Findings: The staff is of the opinion that there are no existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval or denial of the applicant's proposal.

G. *Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of Sandy Springs.*

Findings: The staff is of the opinion that the proposal would not permit a use which could be considered environmentally adverse to the natural resources, environment, or citizens of Sandy Springs. The proposal will be required to meet all current City codes.

VARIANCE CONSIDERATIONS

Article 22 Appeals, of the Zoning Ordinance indicates the following are considerations in granting variances, of which only one has to be proven:

1. *Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or,*
2. *The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or*

The applicant is requesting three (3) concurrent variances as outlined below. The applicant has indicated that the variances being requested will be in harmony with the policy and intent of the Zoning Ordinance and will not result in any harm to the health, safety and welfare of the general.

1. Variance from Section 4.23.1 to reduce the required front yard landscape strip from 40 feet to 20 feet.

Findings:

Staff is of the opinion that the request to reduce the forty (40) foot front landscape strip to twenty (20) foot is not in harmony with the intent on the Zoning Ordinance and would cause a detriment to the public. Additionally, the site does not exhibit extraordinary and exceptional conditions pertaining to the property's topography. Therefore, based on these reasons, the staff recommends DENIAL of this variance request.

2. Variance from Section 4.23.1 to reduce the 50 foot rear buffer and ten (10) foot improvement setback to allow grading and replanting.

Findings:

Staff is of the opinion that the reduction of the required fifty (50) foot side yard buffer and 10 foot improvement setback to 10 feet is in harmony with the intent of the Zoning Ordinance. The clearing of mature trees to grading and re-plant the property would be a detriment to the public. Therefore, based on these reasons, the staff recommends DENIAL of this variance request.

3. Variance from Section 7.3.3.B to reduce the front yard setback from 40 feet to 20 feet.

Findings:

Staff is of the opinion that the request to reduce the forty (40) foot front landscape strip to twenty (20) foot is not in harmony with the intent on the Zoning Ordinance and would cause a detriment to the public. Additionally, the site does not exhibit extraordinary and exceptional conditions pertaining to the property's topography. Therefore, based on these reasons, the staff recommends DENIAL of this variance request.

DEPARTMENT COMMENTS

The staff held a Focus Meeting with Transportation, Building and Permitting, Fire, Code Enforcement, Site Development, and the Arborist on June 4, 2014 at which the following departments had comments. The staff has received additional comments from the Fulton County Board of Education and Fulton County Department of Water Resources, City of Atlanta Department of Watershed (see attachments).

Transportation Planner	<p>Boylston Drive is classified a minor street and has a posted speed limit of 30 mph. The average daily traffic is 3,700 vehicles per day (2010). Boylston Drive is included in the Main Street Overlay District and the designated street type within the City Center Master Plan is "2-Lane with Parking". From the street centerline, the cross-section includes an 11-foot travel lane, eight-foot parking lane, 12-foot landscape strip, six-foot sidewalk, and ten-foot supplemental zone adjacent to residential development.</p> <p>Proposed site does not permit application of adopted City Center streetscape cross-section due to the 22 lots served by 22 individual driveways. Public Works estimates the minimum driveway (14-foot wide) spaced evenly would permit only eight feet between driveways. This placement of driveways would not meet Development Ordinance requirement 103-73(c) which requires all access to be located a minimum of five feet from side property lines. Public Works recommends utilizing shared driveways for four to five units with rear access to apply adopted City Center streetscape section.</p> <p>At time of Land Disturbance Permit, site shall meet requirements of Articles 11 and 12 of the Development Ordinance. Based on review of the zoning site plan, please note the following:</p> <ul style="list-style-type: none"> • Proposed driveways shall meet intersection sight distance of §103-77(f). <p>Applicant shall dedicate minimum right-of-way along entire property frontage to provide for City Center street cross-section, 11 feet behind back of curb, or one foot</p>
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	<p>behind sidewalk, whichever is greater.</p> <p>Proposed intersections shall meet sight distance requirements of Section 103-77.</p> <p>Deceleration and left-turn lane may be required for primary entrance on Sandy Springs Circle.</p> <p>Uninterrupted ingress/egress shall be provided based on peak hour volumes.</p> <p>Applicant may need to compensate the city for the Lake Allen Road right of way and cul de sac on Sandy Springs Circle.</p> <p>The City Center Master Plan recommended the parcel for a future stormwater Best Management Practice (BMP) structure to provide regional stormwater detention.</p>
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PUBLIC INVOLVEMENT

Public Comments

- Neighboring buildings included?
 - Concern about compatibility of surrounding uses
- Comparable quality standards?
 - Pulte and other developments?
- Increases in traffic?
- On-street parking required per City Center Street Network, or not required for single- and townhouse districts? Paving requirements? Road improvements?
- Wherever possible, add water quality/water slowing features – look into possibilities to reduce water flow and get water back into the ground
- Grading and slope of rear yards? Fencing all yards?
- How quickly will you be breaking ground? Will you be building all of the proposed units at once?
- Number of construction entrances?
- Size of the units?
- Concerns about the narrowness of the lots
- Neighbors at meeting would like to be sent any modifications to the proposed plans

CONCLUSION TO FINDINGS

The Comprehensive Plan clearly supports a variety of housing types and uses. The Plan notes that the designation of areas in the R5-8 (Residential 5-8 units per acre). The proposed density of 10.28 is higher than the ranges suggested by the Future Land Use Map; it is the opinion of the staff that the proposal is not in conformity with the intent of the Comprehensive Plan Policies. Planning Commission has recommended that the application be deferred to allow time for the to review the revised site plan and variance request. Therefore, based on these reasons; the staff recommends **DEFERRAL** of the rezoning petition and the concurrent variances.

STAFF RECOMMENDED CONDITIONS

Should the Mayor and City Council decide to rezone the subject property from R-3 (Single Family Dwelling District) to A (Medium Density Apartment District), the staff recommends the approval be subject to the following conditions. The applicant's agreement to these conditions would not change staff recommendations. These conditions shall prevail unless otherwise stipulated by the Mayor and City Council.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Townhouses at a density of 8 units per acre or 17 units, whichever is less.

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development dated May 8, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.

3. To the owner's agreement to provide the following site development standards:
 - a. Streetscape along Boylston Drive shall be installed to the standards set forth in the City Center Master Plan.
 - b. To reduce the required front yard landscape strip from forty (40) feet to ten (10) feet to allow stoops and rear parking. (CV201401682 #1)
 - c. To reduce the fifty (50) foot rear buffer and ten (10) foot improvement setback to allow grading and replanting of the buffer and improvement setback. (CV201401682 #2)
 - d. To reduce the front yard setback from forty (40) feet to ten (10) feet to allow stoops and rear parking. (CV201401682 #3)

Attachments

- Letter of Intent dated received May 8, 2014
- Site Plan dated received May 8, 2014
- Site Plan dated received July 16, 2014
- Site Photos
- Additional comments from the Fulton County Department of Water Resources, Fulton County Department of Health Services , Fulton County School System Impact Report

SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

3525 PIEDMONT ROAD, NE
BUILDING 8, SUITE 205
ATLANTA, GEORGIA 30305

201401682
RECEIVED

MAY 08 2014

City of Sandy Springs
Community Development

Linda Abaray
Senior Planner
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

RE: Boylston Road Zoning Letter of Intent

Dear Ms. Abaray:

Please find enclosed the completed rezoning request application and site plans for the property located at 6079 Boylston Road near the intersection of Boylston Road and Johnson Ferry Road.

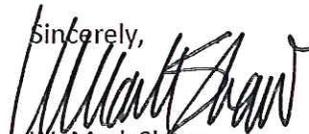
As discussed, we are requesting the property be rezoned from R-4 to A. This will allow for the development of 22 townhomes with the following criteria:

- 20' min. lot width
- 2000 s.f. min. lot area
- Setbacks: 20' from back of sidewalk
0' side setback
10' corner side setback
25' rear setback; 50' buffer with 10' improvement setback

The townhomes are anticipated to have a minimum of 1600 square feet of heated and cooled area and will be constructed of brick, stucco, stone and/or cement based siding or a combination thereof. Each unit will be accessed by individual private driveways from Boylston Road.

In the event you have any questions or comments please feel free to contact me at 404-395-5219.

Thank you.

Sincerely,

W. Mark Shaw



Edward Andrews Homes
2014 © Copyright BDI Architects, Inc





MEMORANDUM

TO: Linda Abaray, Senior Planner
City of Sandy Springs, Department of Community Development

FROM: Monica Robinson, B.S., M.B.A., Environmental Planner
Department of Health and Wellness, Office of the Director

DATE: June 9, 2014

SUBJECT: Zoning Comments for June 2014

AGENDA ITEM	ZONING COMMENTS
201401601	<p>If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. As per Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XI – “Sewage Disposal”, public sanitary sewer will be considered available to this residential development if it is within 1,000 feet of the nearest property line, such distance being measured along the appropriate natural drainage course (gravity flow).</p> <p>If public sewer is unavailable to the site, this Department requires that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management system(s). This Department will require all necessary percolation and soil data, required plans, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p>
201401611	<p>The Fulton County Department of Health and Wellness recommends that the sanitary facilities are inspected, an adequate number of facilities are available for the proposed use in the addition, and that the building is connected to public water and public sanitary sewer, if not already connected.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p>
201401628	<p>The Fulton County Department of Health and Wellness requires that a plat be submitted for review and approval regarding water supply and sewage disposal prior to the approval by the appropriate jurisdiction and recording. The owner may not sell, offer for sale, lease, begin construction or begin physical improvements of an exemption/minor plat development, nor shall a building permit be issued until this Department has reviewed and approved the plat.</p> <p>If public sanitary sewer is available to the site, the Fulton County Department of Health and Wellness will require mandatory connection. As per Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article XI – “Sewage Disposal”, public sanitary sewer is considered available if it is within 200 feet of the nearest property line of the development, such distances being measured along the appropriate natural drainage course (gravity flow).</p> <p>If public sewer is unavailable to the site, this Department requires that each lot be a minimum of 43,560 square feet and have 30,000 square feet minimum usable area to be considered for use of onsite sewage management system(s). This Department will require all necessary percolation and soil data, required plans, and supportive data be submitted for review and determined acceptable prior to preliminary plat and/or Land Disturbance Permit (LDP) approval.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This department is requiring that existing structures that will be demolished be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p>

AGENDA ITEM	ZONING COMMENTS
201401682	<p>The Fulton County Department of Health and Wellness will require that the applicant connects the proposed townhome development to public water and public sanitary sewer available to the site.</p> <p>Since this proposed development constitutes a premise where people work, live, or congregate, onsite sanitary facilities will be mandatory, prior to use or occupancy.</p> <p>This Department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.</p> <p>This department is requiring that existing structures that will be demolished be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.</p>



Kasim Reed
MAYOR

CITY OF ATLANTA

55 TRINITY AVENUE SW, SUITE 5400, SOUTH BLDG.
ATLANTA, GEORGIA 30303-3544
OFFICE 404-330-6081
FAX 404-658-7194

DEPARTMENT OF
WATERSHED MANAGEMENT
Jo Ann J. Macrina, P.E.
Commissioner

June 11, 2014

Linda Abaray (Senior Planner)
City of Sandy Springs
7840 Roswell Road, Bldg. 500
Sandy Springs, GA 30350

Subject: Water Availability at # 6079 Boylston Drive, Sandy Springs, Georgia

Dear Linda

Our records indicate that there is an existing 6 inch water main along the west side of Boylston Drive. This water main is located behind the curb and tied to existing 8 inch water main at Mt Vernon Hwy. There is also an existing 24 inch water main along the west side of Boylston Drive which started from Hilderbrand Drive and tied to Johnson Ferry Road. This water main is located on the street. This water main is owned and maintained by the City of Atlanta.

To integrate into Atlanta Water System or rearrange water facilities, the developer must submit the following to the City of Atlanta-Bureau of Engineering Services:

1. A set of stamped engineering drawings showing their developmental objectives for review and approval.
2. The enclosed basis of design form to include all applicable information, with a copy of a City of Atlanta fire hydrant flow test. Contact the Bureau of Engineering Services office of Meter Application at 404-330-6091 for payment and scheduling for the flow test.
3. A two thousand dollar deposit (\$2000.00). Check must be payable to City of Atlanta.

Once the plans have been approved, the developer will then receive additional instructions regarding the process and procedures from the Bureau of Engineering Services.

Should additional information be needed, please contact me at 404-546-3268

Sincerely,

Michael Nduka
Bureau of Engineering
City of Atlanta

Fulton County Schools - Rezoning Impact Statement

5/29/2014

PETITION: 201401682		<i>Proposed Residential Units</i>			
JURISDICTION: Sandy Springs		<u>Single-family detached</u>	<u>Townhouses</u>	<u>Apartments</u>	<u>Condominiums</u>
		0	22	0	0
HOME SCHOOL	PROJECTED BASELINE ENROLLMENT ^A	GADOE CAPACITY	ESTIMATED # NEW STUDENTS GENERATED	PROJECTED UNDER/OVER CAPACITY ^B	
				WITHOUT DEV	WITH DEV
High Point ES	903 to 959	850	0 to 2	53 to 109	53 to 111
Ridgeview MS	1,161 to 1,233	1200	0 to 1	-39 to 33	-39 to 34
Riverwood HS	1,553 to 1,649	1325	0 to 2	228 to 324	228 to 326
TOTAL			0 to 5		

HS REGION: Riverwood HS		<u>AVERAGE - 1 STD. DEV.</u>		<u>AVERAGE + 1 STD. DEV.</u>	
<i>One single-family detached unit generates:</i>		0.013091	to	0.208131	<i>elementary school students</i>
		0.000000	to	0.056933	<i>middle school students</i>
		0.000000	to	0.162666	<i>high school students</i>
<i>One townhouse unit generates:</i>		0.007704	to	0.089494	<i>elementary school students</i>
		0.000000	to	0.039527	<i>middle school students</i>
		0.007502	to	0.107628	<i>high school students</i>
<i>One apartment unit generates:</i>		0.000000	to	0.737742	<i>elementary school students</i>
		0.000000	to	0.167478	<i>middle school students</i>
		0.036368	to	0.207204	<i>high school students</i>
<i>One condominium unit generates:</i>		0.000000	to	0.288299	<i>elementary school students</i>
		0.000000	to	0.053888	<i>middle school students</i>
		0.004129	to	0.100313	<i>high school students</i>

(Note: Empty/null values indicate insufficient historic data)

AVERAGE OPERATIONAL COST PER STUDENT (FY14):		
TOTAL COST: \$12,286	PORTION LOCAL REVENUE SOURCES: \$8,209	PORTION STATE AND OTHER REVENUE SOURCES: \$4,077

^A Projected enrollment for the 2014-15 school year based on forecasted enrollment.
^B Positive values indicate numbers of students a facility is over state capacity / negative values indicate number of students a facility is under state capacity.
* State capacity indicates space. However due to the number of special programs, portable classrooms or other measures may be needed to accommodate the instructional needs of the school.
** Student yields are calculated annually based on geocode of enrolled FCS students in built-out developments within the high school zone in which the proposed development is located.

COMMENTS ON PUBLIC SERVICES AND UTILITIES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the City of Sandy Springs and the Fulton County Plan Review process prior to the commencement of any construction activity.

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 270 gallons per day (gpd) per residential townhouse unit x 22 units = 5,940 gallons per day (gpd).

This project is within the City of Atlanta water jurisdiction. Please note that in Fulton County Government water service areas that for townhouse developments individual water meters are required for each individual unit.

SEWER:

Basin: Long Island Creek

Treatment Plant: R.L. Sutton (Cobb County)

Anticipated sewer demand: 5,346 gallons per day

There is a wastewater manhole within the right of way of Boylston Drive west of the southwestern property corner of the 2.030 acre tract (6079 Boylston Drive) (sewer manhole # SML10404010) located in Land Lot 71, District 17 that can service this location.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

Treatment Plant
 ★ Re-Use
 ★ Waste Water
 ★ Water

Waste Water System
 Private Manhole
 P
 Pump Station
 ■ Pump Station

Manhole
 ○ Accessible
 ● Not Assessed
 ● Problem

Lined Pipe
 Force Main
 Creek Crossing

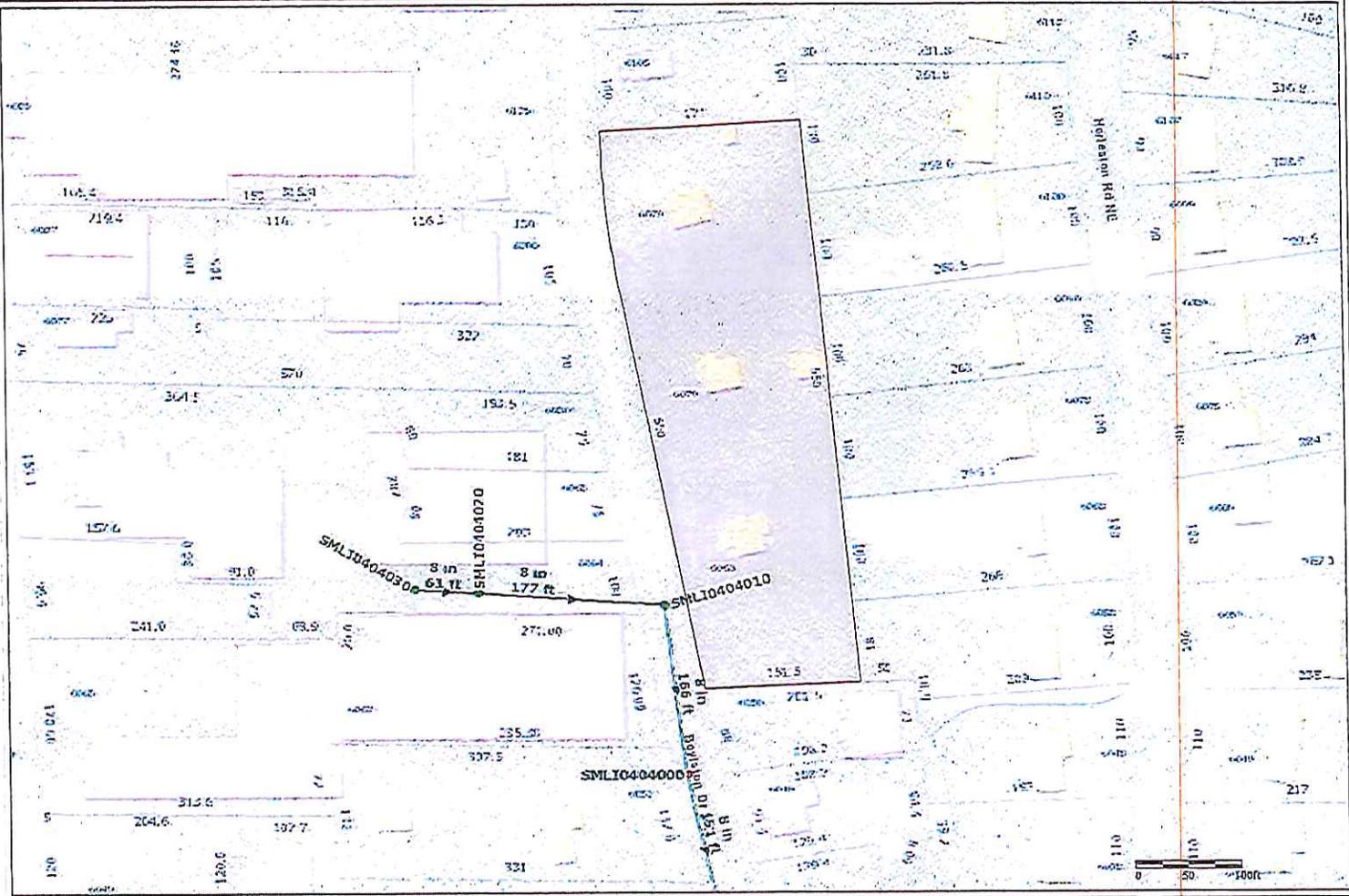
Waste Water Pipe Flow
 DNK
 4" - 6"
 8"
 10"
 12" - 16"
 18" - 24"
 30" - 48"
 Greater than 48"

Waste Water Pipe
 DNK
 4" - 6"
 8"
 10"
 12" - 16"
 18" - 24"
 30" - 48"
 Greater than 48"

Parcel Dimensions

Address Points

waterservices_pub.DTD\BASIN\AJ*_County



6079 Boylston Drive
 Fulton County, Georgia
 6-13-2014

Fulton County provides the data on this map for your personal use only. The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of this data, even if Fulton County is advised of the possibility of such losses.



- Treatment Plant
- ★ Re-Use
 - ★ Waste Water
 - ★ Water

- Waste Water System
- Private Manhole P
 - Pump Station
 - Pump Station

- Manhole
- Accessible
 - Not Assessed
 - Problem

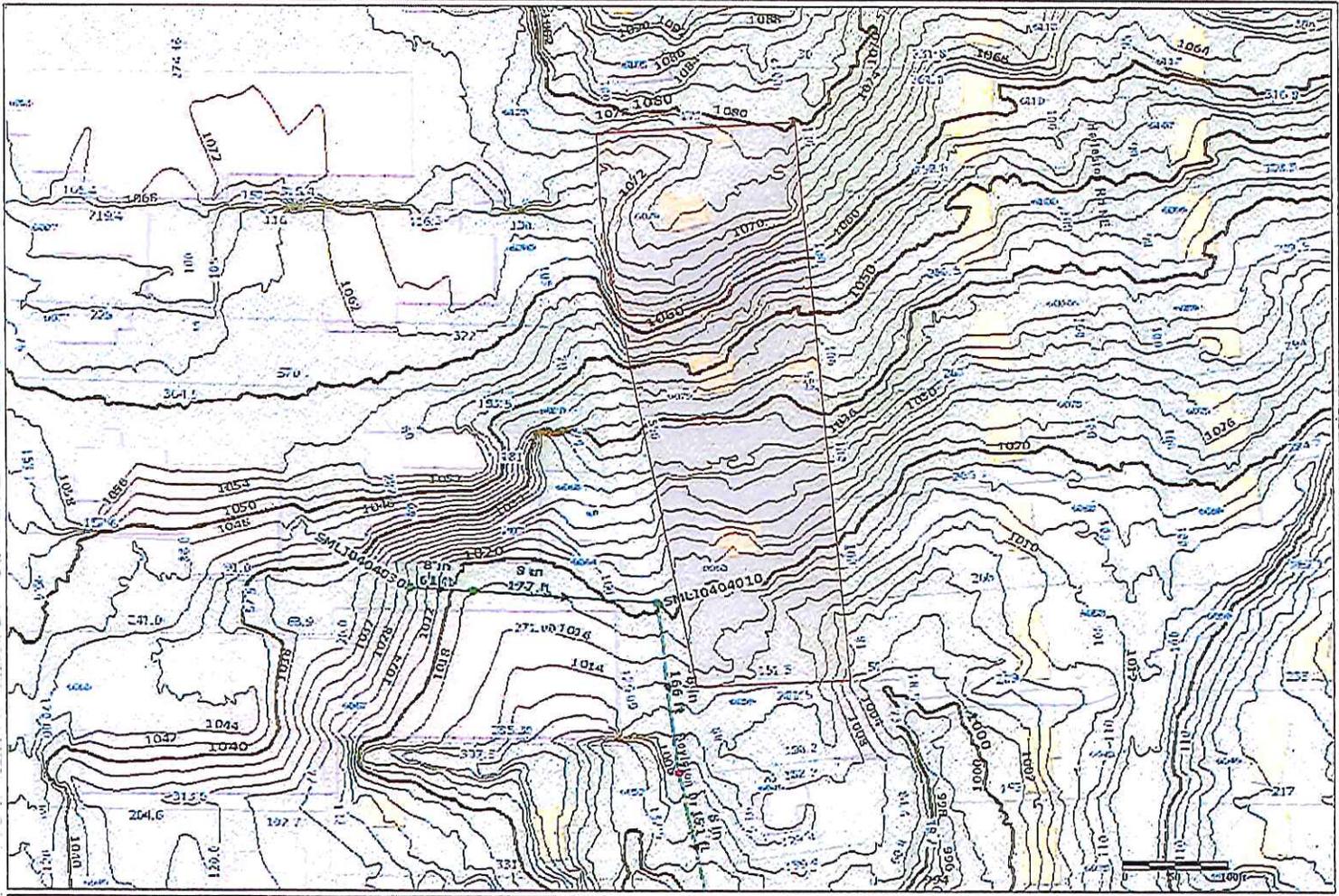
- Lined Pipe
- Force Main
 - Creek Crossing

- Waste Water Pipe Flow
- UNK
 - 4" - 6"
 - 8"
 - 10"
 - 12" - 16"
 - 18" - 24"
 - 30" - 48"
 - Greater than 48"

- Waste Water Pipe
- UNK
 - 4" - 6"
 - 8"
 - 10"
 - 12" - 16"
 - 18" - 24"
 - 30" - 48"
 - Greater than 48"

- Topography
- 2ft Contour
 - 10ft Contour

Parcel Dimensions



6079 Boylston Drive
 Fulton County, Georgia
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