



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Board of Appeals Meeting, February 11, 2020

Case: **V20-0003 – 1625 Sunnybrook Farm Road & 0 & 1220 Tynecastle Way NE**
Staff Contact: Madalyn Smith (msmith@sandyspringsga.gov)
Report Date: January 29, 2020

REQUESTS

Requests for a Variance from Sec. 9.2.4.A. at 1625 Sunnybrook Farm Road & 0 & 1220 Tynecastle Way NE:

1. Intrusion into the 50-foot undisturbed natural vegetative buffer and additional 25-foot impervious surface setback for access in order to complete a lake dredging project.
2. Intrusion into the 50-foot undisturbed natural vegetative buffer and additional 25-foot impervious surface setback for the disposal of dredged materials.

APPLICANT

Property Owners: Gadi Gal, Andrew & Naomi Taylor, and The Living Trust of Andrew & Naomi Taylor	Petitioner: Lake Northridge Inc. (contact: David Centofanti)	Representative: N/A
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SUMMARY

Request #1 for Intrusion into the 50-foot undisturbed natural vegetative buffer (50-foot buffer) and additional 25-foot impervious surface setback (25-foot setback) for access in order to complete a lake dredging project:

- This request is necessary for the completion of the lake dredging project, there is no alternative that would negate intrusion within the buffer and setback.
- The impact of the project can be mitigated with additional plantings of native trees and shrubs.

Request #2 for Intrusion into the 50-foot buffer and additional 25-foot setback for the disposal of dredged materials:

- This request is not necessary for the completion of the project. Soil can be disposed of off-site. The reasoning behind the request, as stated by the applicant, is financial.
- This request would permanently alter the 50-foot buffer, 25-foot setback, and a wetland. The impact of this project could not be effectively mitigated because naturally occurring wetland areas are not easily replaced or replicated.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval** of **Variance** V20-0003 Request #1.

Staff recommends **Denial** of **Variance** V20-0003 Request #2.

MATERIALS SUBMITTED AND REVIEWED**Materials:**

1. Application, received January 7, 2020

Plans:

1. “*Sediment Removal & Disposal Plans*,” prepared by Schnabel Engineering, signed and sealed by Charles B. Wilson, P.E., dated July 29, 2019, received January 7, 2020

PROPERTY INFORMATION

Location:	1625 Sunnybrook Farm Road (Parcel # 06 0361 LL0159), 0 Tynecastle Way NE (Parcel # 06 036100060012), & 1220 Tynecastle Way NE (Parcel # 06 036100060020)
Council District:	1 – Paulson
Road frontage:	Approximately 142.5 feet of frontage on Sunnybrook Farm Road & 238.3 feet of frontage on Tynecastle Way NE
Acreage:	Approximately 4.92 acres
Current Zoning: Existing Land Uses:	RE-2 (Residential Estate, 2 acre minimum lot size) Single unit detached residences (1625 Sunnybrook Farm Road & 1220 Tynecastle Way NE) and vacant (0 Tynecastle Way NE)
Previous Zoning Case:	Variance V08-044 was approved for intrusion for dredging of materials and disposal of material on site. The work was never conducted and the variance expired under the old code.
Character Area:	Protected Neighborhood

PROPOSED DEVELOPMENT

The applicant’s requests are two-fold. First is the request for intrusion into the 50-foot buffer and additional 25-foot setback, which would be required in order to access Lake Northridge for the dredging process. Second is the request for permanent alteration of the 50-foot buffer and additional 25-foot setback in order to allow the disposal of dredged sediment in a former quarry and current wetland.

The applicant has obtained the proper approval from the Army Corps of Engineers and the National Park Service for the dredging activities and to fill in an existing .08 acre wetland with the dredged material.

In 2008, the applicant was granted a variance for a similar request, which involved both dredging and filling the wetland. The work was never conducted and per Section 22.13.15. of the legacy Zoning Ordinance, variances expired within 36 months of the approval date.

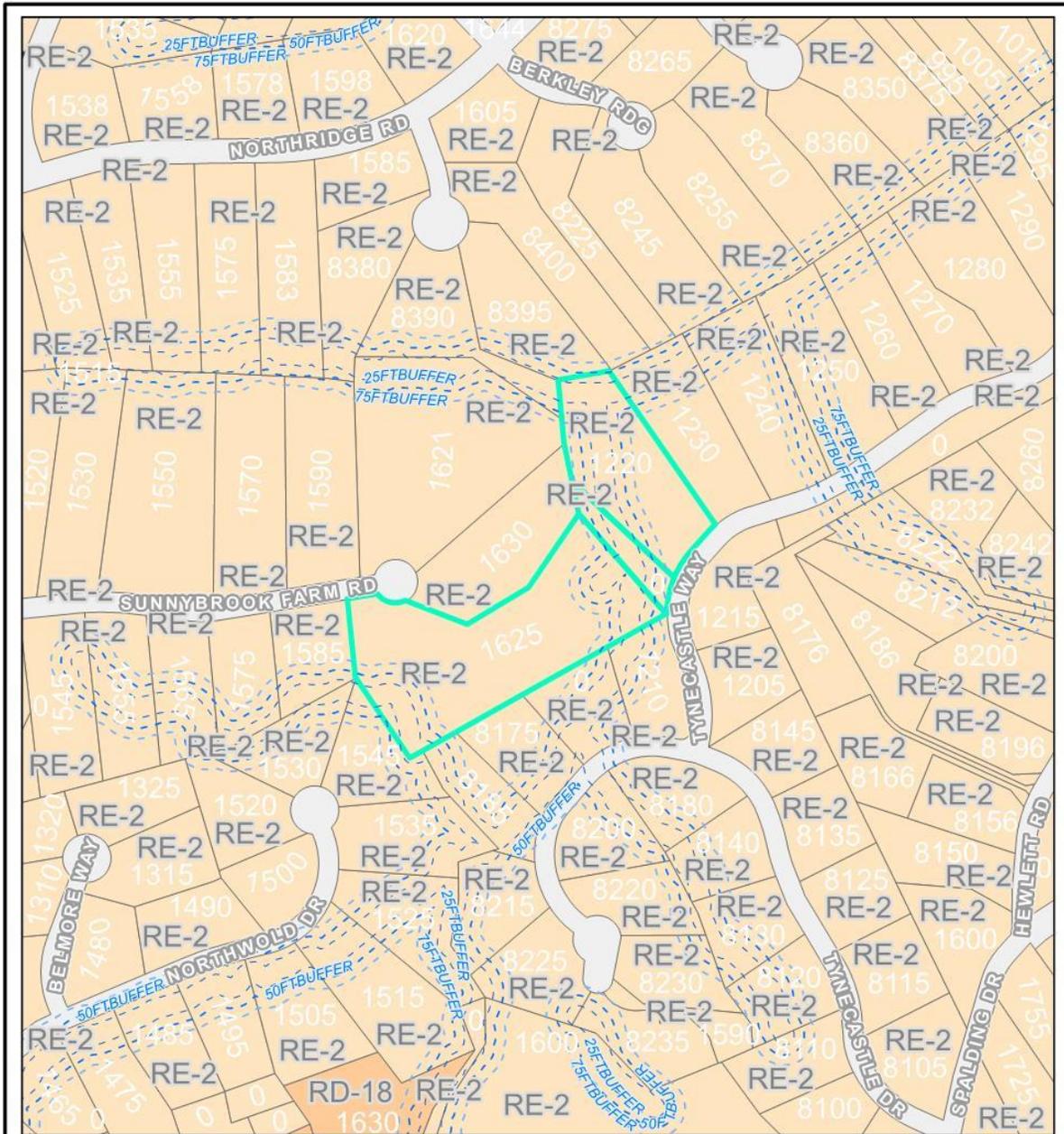
EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY

Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RE-2 / Single unit detached residences	1630 Sunnybrook Farm Road	2.02
		1621 Sunnybrook Farm Road	4.50
		8390 High Tarn	1.72
		8395 High Tarn	1.96
East	RE-2 / Single unit detached residence	1230 Tynecastle Way NE	1.77
South	RE-2 / Single unit detached residences	1210 Tynecastle Way NE	1.10
		1215 Tynecastle Way NE	0.74
West	RE-2 / Single unit detached residences	1545 Northwold Drive NE	1.02
		1585 Sunnybrook Farm Road	1.03
PROPOSED DEVELOPMENT			
--	RE-2 / N/A	1625 Sunnybrook Farm Road	4.90
		0 Tynecastle Way NE	0.48
		1220 Tynecastle Way NE	2.42

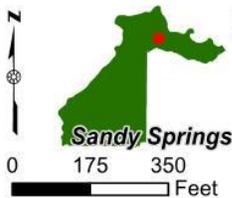
AERIAL IMAGE



ZONING MAP

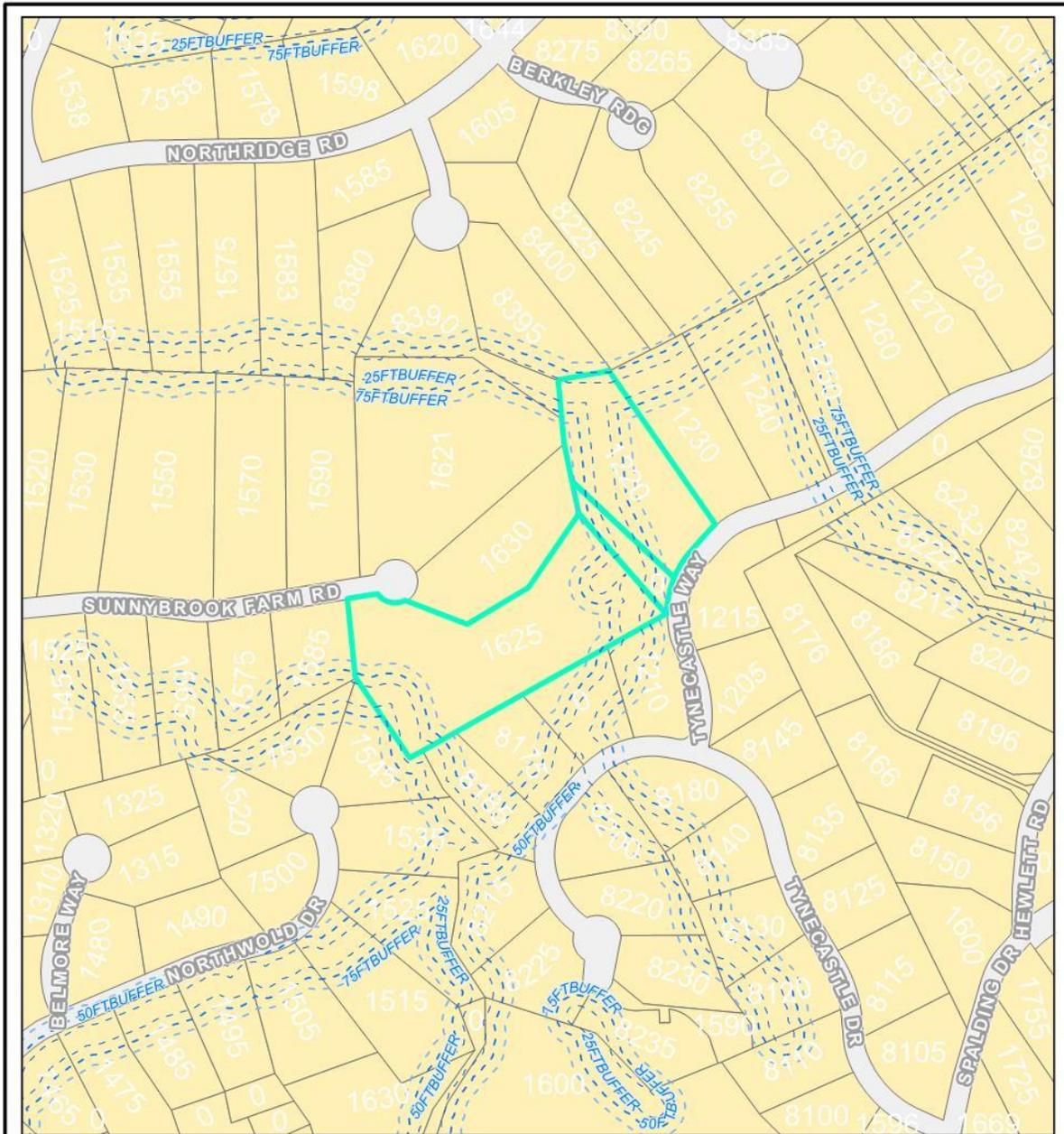


**1625 SUNNY BROOK FARM RD,
0 & 1220 TYNECASTLE WAY NE**

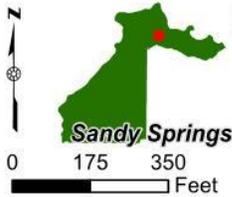


Stream Buffer	Zoning (Adopted 8-15-2017)
25 feet	CON - CONSERVATION AND OPEN SPACE
50 feet	RE - RESIDENTIAL ESTATE
75 feet	RD - RESIDENTIAL DETACHED
	Variance Case: V20-0003

CHARACTER AREA MAP



**1625 SUNNY BROOK FARM RD,
0 & 1220 TYNECASTLE WAY NE**



Stream Buffer		Character Areas
	25 feet	Protected Neighborhood
	50 feet	Variance Case: V20-0003
	75 feet	

STREAM BUFFER VARIANCE CONSIDERATIONS

Per Sec. 9.2.4.B. of the Development Code, the following list of approval criteria for a Stream Buffer Variance provides guidance for making decisions on approval:

- a. The property’s shape, topography or other physical conditions existing on December 12, 2005 prevent land development unless a buffer or setback Variance is granted;*
- b. Unusual circumstances when strict adherence to the minimal buffer and setback requirements would create an extreme hardship.*

Finding:

Intrusion within the 50-foot buffer and additional 25-foot setback would be necessary in order to complete the proposed lake dredging. To deny the applicant access to the lake for maintenance would create a hardship, as there is no way to complete the project without proper access.

However, it is Staff’s opinion that the requested intrusion into the undisturbed 50-foot buffer and 25-foot setback for the deposition of dredged spoils is not necessary. The reasons provided by the applicant for disposal of dredged soil onsite are financial, which is not one of the stated criteria for a hardship.

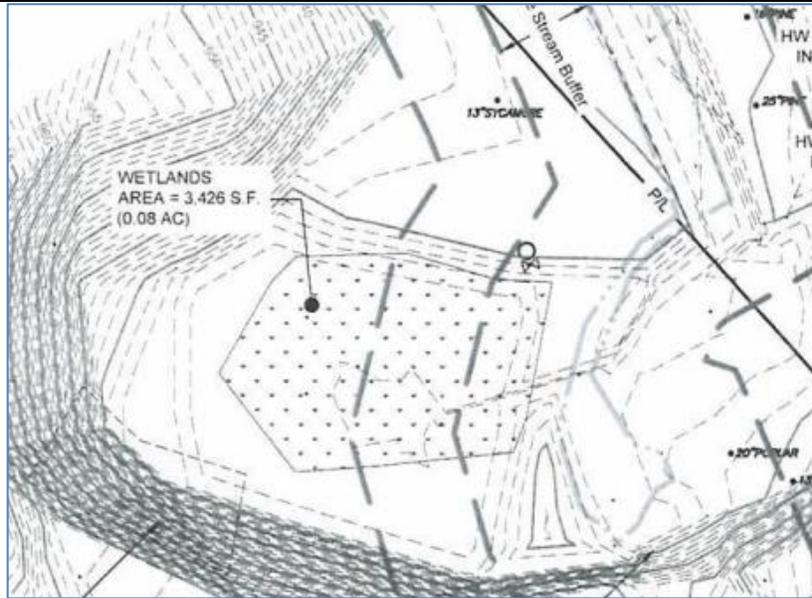
Variations will not be considered when actions of any property owner of a given property after December 12, 2005 have created conditions of a hardship on that property.

Finding: The conditions are not the result of action nor inaction of the current property owner.

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

- *The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;*
- *The locations of all state waters, wetlands, floodplain boundaries and other natural features on the property, including along property boundaries, as determined by field survey;*

Finding: The 50-foot buffer and 25-foot setback area proposed to be disturbed is currently wooded and sloping. There is also a former quarry area with a sheer cliff. The quarry area has a 3,426-square foot wetland, as identified by the Army Corps of Engineers, which spans the buffer and setback area (see plan below).



Limits of the wetlands area



Aerial view of Lake Northridge

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

Finding: There would be temporary intrusion into the 50-foot buffer and 25-foot setback by the timber matting (used for access), equipment, and staging area for the project, which would be removed upon completion of the project.

Permanent intrusion for the access driveway and creek crossing, totaling 625 square feet, is proposed to be installed for the project. This access drive would be maintained and utilized for any future maintenance.

Additionally, the applicant proposes a permanent alteration of the 50-foot buffer and 25-foot setback by disposing 2,000-3,500 cubic yards of dredged sediment. This disposal area would also fill in the wetland area and former quarry. No upland areas have been identified as possible alternative dumping/deposition areas.

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

Finding: There is not an alternative to the temporary intrusion for the maintenance project. There is, however, an alternative to the applicant’s proposal to fill in the buffer, setback, and wetland with dredged sediment. The alternative would be either to dispose of all the soil offsite or to find another disposal location onsite that is not within the 50-foot buffer, additional 25-foot setback, or a wetland, which is an environmentally sensitive area, and an otherwise important natural area.

- ***The long-term and water quality impacts of the proposed Variance; and***

Finding: Temporary impact within the 50-foot buffer and additional 25-foot setback would be necessary in order to maintain the lake, which would have a positive impact on the function of Lake Northridge. Filling in the wetland, effectively removing its ability to function as a wetland, would have negative long-term impacts. Per the Sandy Springs Sustainability Manager, “Wetlands are sensitive ecosystems that provide valuable ecological services, such as supporting plant and animal biodiversity and flood prevention. Those services would be eliminated by disposing of the dredged materials into the wetland.”

- ***Whether issuance of the Variance is at least as protective of natural resources and the environment.***

Finding: The applicant provided a landscaping plan proposing minimal replanting within the 50-foot buffer. Staff does not find this to be sufficient. If the applicant were to replant more extensively and with native species, this would be at least as protective of the sensitive buffer area as is presently in existence.

However, it is Staff’s belief that disposal of sediment within the 50-foot buffer, 25-foot setback, and wetland should not be permitted. Granting a Variance to allow the applicant to permanently alter the buffer and remove a wetland would not be protective of natural resources and the environment and would go against the stated purpose of the State Waters Protection division of the Development Code which is to “[Protect], [restore] and [maintain] the chemical, physical and biological integrity of streams and their water resources.” A wetland within the 50-foot buffer and 25-foot setback is a good resource. After filling in/removal, the benefits of wetlands such as the positive impacts on water quality, wildlife habitat, and ecosystem productivity could not be recreated by revegetating the area.

COMMENTS FROM OTHER PARTIES

Sandy Springs Arborist:

1. On sheet 15 of 15, canopy coverage should be updated to trees over 18" in diameter are the only trees that count towards canopy. This also means trees under 18" in diameter are not counted as lost canopy within our ordinance.
2. The 22" Oak showing 18% impact appears to be impacted over 25%. Please specify what is protecting this tree or show updated percentage levels.
3. Please include a landscape or stabilization plan that includes native plants.

Sandy Springs Sustainability Manager:

Wetlands are sensitive ecosystems that provide valuable ecological services, such as supporting plant and animal biodiversity and flood prevention. Those services would be eliminated by disposing of the dredged materials into the wetland.

Correspondence Received:

No public comment was submitted in writing.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval** of **Variance** V20-0003 Request #1 for a Variance from Sec. 9.2.4.A. for intrusion within the 50-foot undisturbed natural vegetative buffer and additional 25-foot impervious surface setback for access to conduct a lake dredging project, and **Denial** of **Variance** V20-0003 Request #2 for a Variance from Sec. 9.2.4.A. for intrusion into the 50-foot undisturbed natural vegetative buffer and additional 25-foot impervious surface setback for the disposal of dredged materials.

Staff recommends Approval of Variance V20-0003 Request #1, subject to the following conditions:

1. That the proposed lake maintenance shall be substantially similar to the "*Sediment Removal & Disposal Plans*," prepared by Schnabel Engineering, signed and sealed by Charles B. Wilson, P.E., dated July 29, 2019, received January 7, 2020.
2. The maximum permanent encroachment shall be limited to 625 square feet for the required access drive.
3. Disposal of dredged materials shall be done outside of the 50-foot undisturbed natural vegetative buffer, the additional 25-foot impervious surface setback, and the wetland limits defined on Sheet 5 of 15 of the plans referenced above.
4. Provide a mitigation plan, utilizing the City's *River Tributary, and State Waters Buffer-Revegetation Standards*, that must be approved by the Director of Community Development prior to the issuance of the permit.

Should the Board of Appeals choose to Approve both Request #1 and Request #2, Staff recommends the following conditions:

1. That the proposed lake maintenance shall be substantially similar to the "*Sediment Removal & Disposal Plans*," prepared by Schnabel Engineering, signed and sealed by Charles B. Wilson, P.E., dated July 29, 2019, received January 7, 2020.
2. The maximum permanent encroachment of the access driveway shall be limited to 625 square feet for the required access drive.

3. Provide a mitigation plan, utilizing the City's *River Tributary, and State Waters Buffer-Revegetation Standards*, that must be approved by the Director of Community Development prior to the issuance of the permit.



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Case No.: _____
Planner's initials: _____

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 1625 Sunnybrook Farm Rd, 0 Tynecastle Way & 1220 Tynecastle Way	
	Parcel Tax ID: 060361LL0159, 06036100060012 & 06036100060012	
	Total acreage: 7.7975	Council district: 1
	Current zoning: AG1 & R2	Current use: Single Family Residential
	Character area: Residential Estate	

APPLICATION	Detailed request (include Code/Ordinance Section No.):
	Request a stream buffer variance to allow for access to Northridge Lake to facilitate dredging operations to include the removal, dewatering and disposal of dredged materials.
	See the attached Letter of Intent for further details
	Petitioner: Lake Northridge Inc., c/o David Centofanti

OWNER	Property owner: 1) Gadi Gal, 2) Andrew & Naomi Taylor, 3) Living Trust of Andrew & Naomi Taylor
	Owner's address: 1) 1625 Sunnybrook Farm Road, Atlanta, GA 30350 ; 2) 1220 Tynecastle Way, Atlanta, GA 30350 ; 3) 1226 Tynecastle Way, Atlanta, GA 30350
	Phone: See Authorization Form Email: See Authorization Form
	Signature (authorizing initiation of the process): See Authorization Form
	<i>If the property is under contract and the owner is unavailable to sign, provide a copy of the contract</i>

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date: 9/18/19	Anticipated application date: 10/1/19
Anticipated BOA date: _____	
ADDITIONAL INFORMATION NEEDED:	

Lake Northridge Stream Buffer Variance Application

Letter of Intent

The petitioner, Lake Northridge Home Owners Association, Inc, seeks relief from the City's 50 foot stream buffer in order to allow for sediment removal and disposal operations on property adjacent to Lake Northridge. Since its impoundment in the 1960s, there is no record that the lake has ever been dredged, and more than 12,000 cubic yards of sediment have accumulated within the lake. This sediment accumulation is adversely affecting the normal pool storage volume of the lake, as well as the aesthetics of upstream portions of the impoundment. The petitioner's contractor will be removing accumulated sediment from Lake Northridge using mechanical dredging techniques (an unregulated activity under current regulatory guidelines) and requires the City variance in order to access the portions of the lake requiring sediment removal and to transport the removed material to a dewatering, storage and disposal site located at an upland area (former rock quarry) adjacent to the upstream end of the lake. The petitioner intends to remove only as much material from the lake as might be stored in the permanent material disposal area; however, additional material may require removal to an off-site disposal area (landfill) by truck if conditions warrant. The ability to use the on-site disposal area (which warrants the need for the City's buffer variance) will provide economic relief to the Association which would otherwise have to make plans to haul all the removed sediment to an off-site location at a higher cost.

The applicant has received concurrence from the U.S. Army Corps of Engineers that the disturbance of a 3,426 sq. ft. (0.08 acre) wetland area located adjacent to the lake on the property of Mr. Gadi Gal is appropriate under the Nationwide Permit program. The wetland is located at the base of a sheer rock wall that was the site of a former rock quarry operation. The rock wall represents a potential unprotected fall hazard for the landowner who believes that filling this area may limit the risks of potential liability from his property. A copy of the authorization letter from the Corps of Engineers is provided with this variance request.

In order for the dredging equipment to access the lake and to facilitate the transport of the dredged material between the lake and the disposal site, the applicant has secured a stream buffer variance from the Georgia Department of Natural Resources Environmental Protection Division (EPD) to allow for the operation of earth moving machinery within the stream buffer and for the establishment of a permanent stream crossing. Wooden timber mats will be placed within the stream buffer to protect the area over which the earth moving equipment will operate. Some trees and smaller understory vegetation will need to be cut flush with the ground within the area to be covered by the timber mats. However, no grubbing activity will occur within the stream buffer area and any impacted grasses will be revegetated according to the revegetation plan. A copy of the stream buffer variance approval letter from the EPD is provided with this variance request.

The dredging operation will begin in 2020 as soon as petitioner is able to secure the necessary Land Disturbance Permit from the City of Sandy Springs. All the coves downstream from the access point will be dredged by use of a barge mounted excavator while the lake remains at full pool. Material will be transported via a hopper barge to the access point where it will be loaded on to a tracked dump truck for further transport to the dewatering and permanent storage area. Once the downstream coves have been completed, then the lake level will be dropped to allow the area adjacent to the access point to

dewater in place. Material from this area will be removed utilizing typical earth moving equipment and transported via a tracked dump truck to the permanent storage site. The dredging process is weather dependent but is estimated to take two – four months.

A turbidity curtain will be installed and maintained throughout the construction period to limit the migration of any suspended materials from the lake. The construction plans include erosion, sedimentation, and pollution control plans that provide for BMPs to be utilized to reduce the potential that sediment stored in the disposal area will migrate back into the lake during sediment removal operations until the removed material can be permanently stabilized. Upon completion of the sediment removal and disposal operations, the BMP's will be removed and any resulting disturbed areas will be stabilized and revegetated in accordance with the approved plans. Replacement trees required by City of Sandy Springs will be planted on the permanent sediment storage site as a part of the stabilization and revegetation activity.

The petitioner and the petitioner's Civil Engineer, Schnabel Engineering, have explored various alternate access points around the lake from which to stage the dredging operations, but no other access point allows for the temporary storage of material for dewatering purposes or for the permanent disposal of material that is available in the requested variance area. All other alternate access point would likewise require a stream buffer variance with similar or greater disturbances to the area impacted.

**Lake Nortridge Sediment Removal Plan
Stream Buffer Encroachment Chart**

Buffer / Impervious Setback	Existing	Proposed	Difference
State buffer: 0' - 25'	6,514 sq ft	5,889 sq ft	625 sq ft
City Buffer: 25' - 50'	6,988 sq ft	6,363 sq ft	625 sq ft
City Setback: 50' - 75'	5,520 sq ft	4,895 sq ft	625 sq ft
Total			



ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

EPD Director's Office
2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

JUN 14 2018

Mr. Gordon Elkins
President, Lake Northridge Homeowners Association
1260 Tynecastle Way, NE
Atlanta, Georgia 30350

Gadi Gal
1625 Sunnybrook Farm Road
Atlanta, Georgia 30350

Andrew Taylor
1220 Tynecastle Way, NE
Atlanta, Georgia 30350

RE: Request for Variance under Provisions O.C.G.A. 12-7-6(b)(15)
Lake Northridge Sediment Removal/
Lake Access Installation
City of Sandy Springs

Dear Messrs. Elkins, Gal and Taylor:

The Georgia Environmental Protection Division's Watershed Protection Branch has reviewed your stream buffer variance application for the subject project. The review was conducted to consider the potential impacts of the proposed project's encroachment on State waters within the context of the Georgia Erosion and Sedimentation Act and General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the stream buffer variance application for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent there is a request in the buffer variance application to conduct land-disturbing activities within 25-foot areas located immediately adjacent to State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered, and is not included as a part of the variance granted herein.

Pursuant to DNR Rule 391-3-7-.05(2)(a), authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated September 21, 2017. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions:

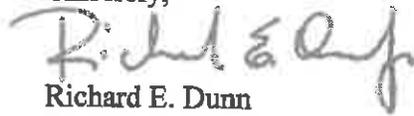
Mr. Gordon Elkins
Gadi Gal
Andrew Taylor
Page 2

- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;
- 3) All disturbed areas must be seeded, fertilized and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;
- 4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by the City of Sandy Springs for this project; and
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by the City of Sandy Springs.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," the City of Sandy Springs is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Peggy Chambers, Erosion and Sedimentation Control Unit, NonPoint Source Program, [REDACTED]

Sincerely,



Richard E. Dunn
Director

RED:pc

cc: Honorable Rusty Paul-Mayor, City of Sandy Springs
James Sanders-City of Sandy Springs
Tyler Coats-Schnabel Engineering
Charles Wilson-Schnabel Engineering
Jeff Durniak-Wildlife Resources Division-Fisheries Region 1



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260

JAN 04 2018

Regulatory Branch
SAS-2017-00969

Mr. Chuck Wilson
Schnabel Engineering
6445 Shiloh Road, Suite A
Alpharetta, Georgia 30005

Dear Mr. Wilson:

I refer to the Pre-Construction Notification submitted on your behalf by Corblu Ecology Group, LLC, requesting verification for use of Nationwide Permit (NWP) No. 18 (Minor Discharges) for impacts to 0.08 acres of wetland and 40 linear feet of perennial stream for removing accumulated sediment from Northridge Lake, disposing the removed material into a former quarry area on the project site, and installing permanent lake maintenance access for future sediment removal operations. The project site is located on 30 acres in and around Northridge lake, north of Spalding Drive, south of Northridge Road, east of Sunnybrook Farm Road, and west of Misty Oaks Drive, Fulton County, Georgia (Latitude 33.98204, Longitude -84.330991). This project has been assigned number SAS-2017-00969 and it is important that you refer to this number in all communication concerning this matter.

Stream 1 is a perennial stream located on the southwest corner of the site. It is approximately 361 linear feet inside of the site. There will be 40 linear feet of impact for permanent lake access using three 48 inch reinforced concrete pipes (RCP). Wetland A is located west of the Stream 1 and is also in the southwest corner of the site. Wetland A has 0.08 acres of impact for storage of removed sediment from the lake. All other aquatic resources will be avoided.

The enclosed exhibit entitled, "**Figure 3, Site Waters Map", identifies the delineation limits of all aquatic resources within the project area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date. The enclosed exhibit entitled "Figure 4, Site Impacts Map", identifies the areas of impact for this project.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 6, 2017, Federal

Register, Vol. 82, No. 4, Pages 1860-2008 (82 FR). The NWP's and Savannah District's Regional Conditions for NWP's can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, the National Park Service (NPS) provided their formal comments regarding their concerns and recommendations associated with the proposed project. Their concerns include following and maintaining best management practices (BMPs). Their recommendations include: BMPs are installed and regularly maintained, land disturbances be kept to a minimum, washing all equipment before being brought on site, to use only native grass seed or native vegetation for post project stabilization, and that a regular maintenance schedule be implemented to prevent future problems. Please see the attached letter from the NPS regarding their comments and recommendations. You may need to coordinate with the NPS to ensure there is not an impact to the Chattahoochee River National Recreational Area (CRNRA). You may contact Ms. Deanna Greco at 678-538-1321 or deano_greco@nps.gov, for additional information regarding the CRNRA.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized as described in Part B of the NWP Program. Your use of this NWP is valid only if:

a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWP's.

b. You shall obtain and comply with all appropriate federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required from the Georgia Department of Natural Resources, Environmental Protection Division (Georgia EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Information concerning variances can be obtained at the Georgia EPD's website at www.epd.georgia.gov, or by calling (404) 463-1511.

c. All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the minimal requirements of the Georgia Erosion and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications contained in the "Manual for Erosion and Sediment Control," (Latest Edition), published by the Georgia Soil and Water Conservation Commission, will aid in achieving compliance with the aforementioned minimal requirements.

d. You shall install and maintain erosion and sediment control measures in upland areas of the project site, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, to minimize the introduction of sediment into and the erosion of streams, wetlands and other waters of the United States. This permit does not authorize installation of check-dams, weirs, riprap, bulkheads or other erosion

control measures in streams, wetlands or other waters of the United States. Authorization would be required from the U.S. Army Corps of Engineers prior to installing any erosion control measures in waters of the United States.

e. You shall install and maintain erosion and sediment control measures for all fill material that is authorized to be discharged in streams, wetlands and other waters of the United States, in accordance with the Georgia Erosion and Sedimentation Control Act of 1975, as amended, and permanently stabilize fill areas at the earliest practicable date.

f. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.

g. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project would have no effect on any threatened or endangered species nor any critical habitat for such species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 82 FR for more information.

This verification is valid until the NWP is modified, reissued or revoked. All of the existing NWPs are scheduled to expire on March 18, 2022. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in making a decision on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state or

RECEIVED

JAN 08 2018

- 4 -

BY: _____

local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

A copy of this letter is being provided to the following party: Ms. Törren Hoyord, Corblu Ecology Group, LLC, 3225 South Cherokee Lane, Building 800, Woodstock, Georgia 30188.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/ff?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call Alex Meincke, Regulatory Specialist, at [REDACTED]

Sincerely,



Philip Shannin
Piedmont Team Lead

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2017-00969

PERMITTEE ADDRESS: Mr. Chuck Wilson, Schnabel Engineering, 6445 Shiloh Road, Suite A, Alpharetta, Georgia 30005

LOCATION OF WORK: The project site is located on 30 acres in and around Northridge lake, north of Spalding Drive, south of Northridge Road, east of Sunnybrook Farm Road, and west of Misty Oaks Drive, Fulton County, Georgia (Latitude 33.98204, Longitude -84.330991).

PROJECT DESCRIPTION: This project is for removing accumulated sediment from Northridge Lake, disposing the removed material into a former quarry area on the project site, and installing permanent lake maintenance access for future sediment removal operations.

ACRES AND/OR LINEAR FEET OF WATERS OF THE UNITED STATES IMPACTED: 0.08 acres of wetland and 40 linear feet of open water

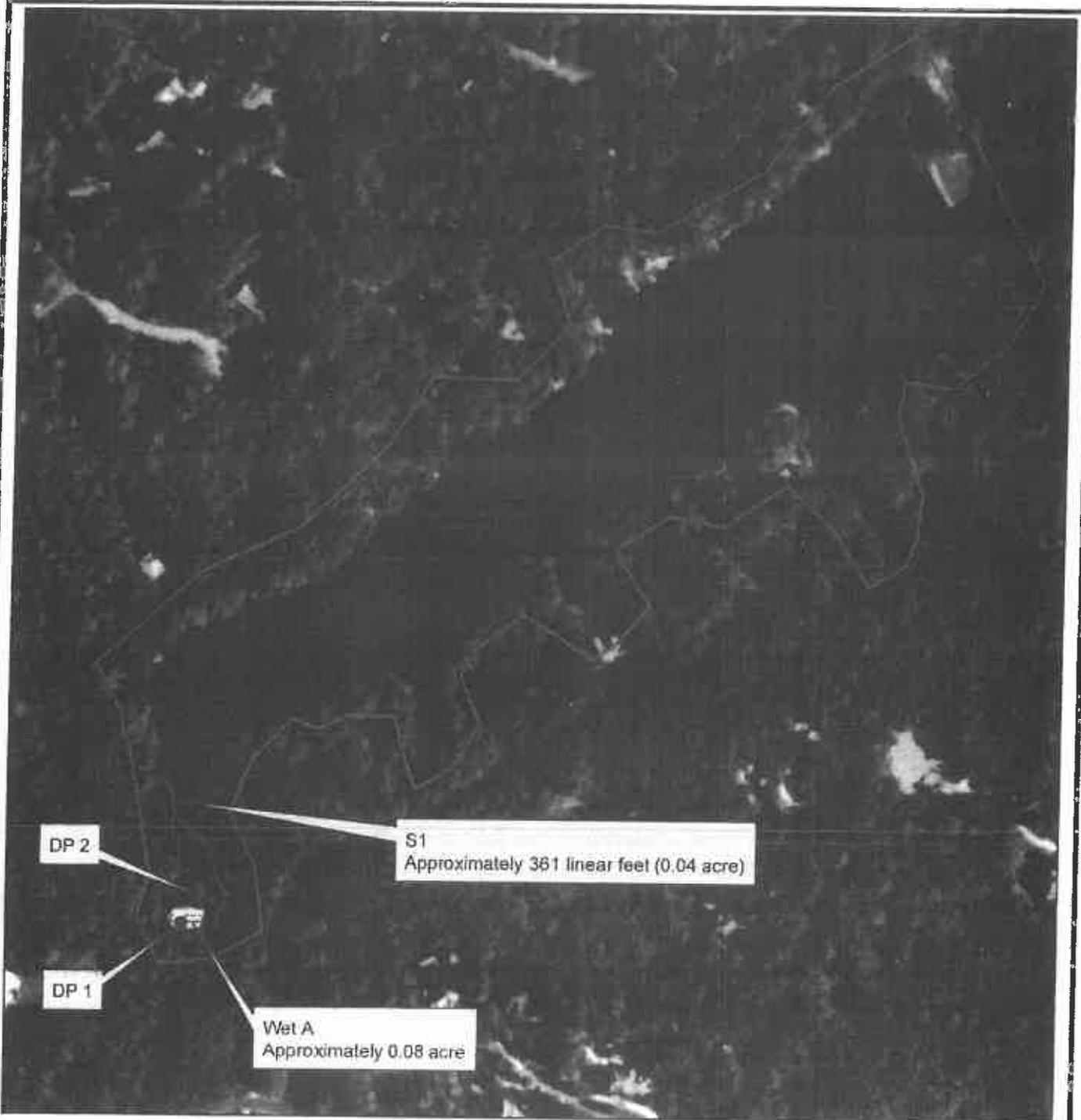
DATE WORK IN WATERS OF UNITED STATES COMPLETED: _____

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 6, 2017, Federal Register, Vol. 82, No.4, Pages 1860-2008, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

Signature of Permittee

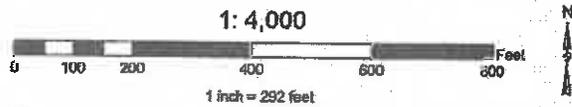
Date



Base Map Source: NAIP 2015 of Fulton County, Georgia

Legend

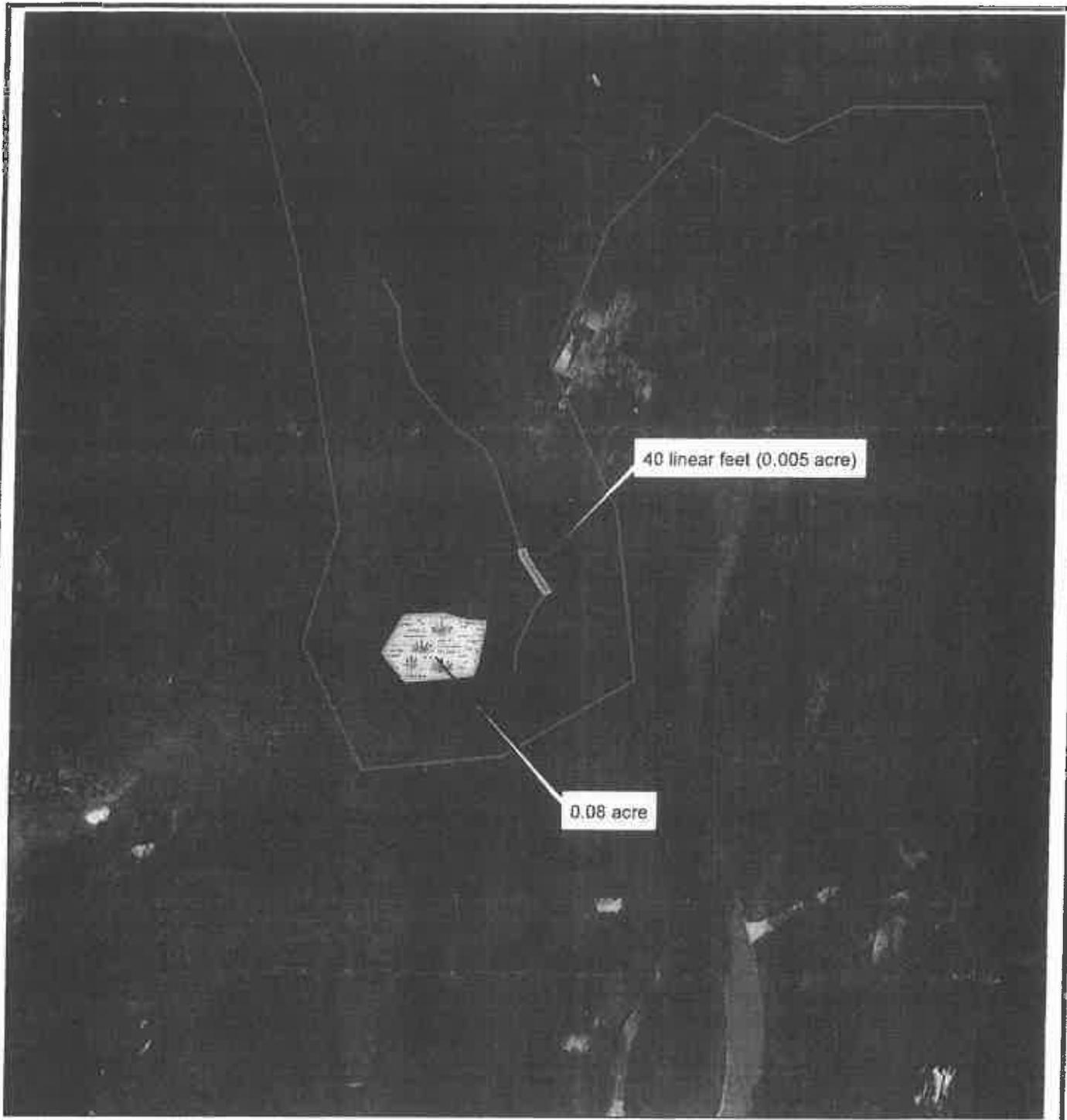
-  Approximate Project Boundary
-  Perennial Stream
-  Wetland
-  Data Point



Lake Northridge
 Nationwide Permit No. 18
 Sandy Springs, Georgia



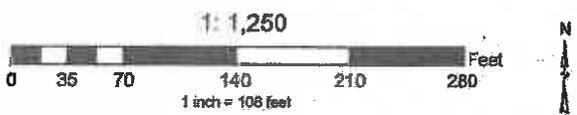
Figure 3
 Site Waters Map
 Corblu Project No. 02-080913



Legend

-  Approximate Project Boundary
-  Impacts to Jurisdictional Waters
-  Perennial Stream
-  Wetland

Base Map Source: NAIP 2015 of Fulton County, Georgia



Lake Northridge
 Nationwide Permit No. 18
 Sandy Springs, Georgia



Figure 4
 Site Impacts Map
 Corblu Project No. 02-080913



United States Department of the Interior



National Park Service
Chattahoochee River
National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350

IN REPLY REFER TO:
L7619 (CHAT)

December 20, 2017

Alex Meincke
US Army Corps of Engineers
1590 Adamson Parkway, Suite 200
Morrow, Georgia 30260-1777

Dear Mr. Meincke,

This letter is a confirmation of receipt of the Pre-Construction Notification # SAS-2017-00969 for Schnabel Engineering/Northridge Forest in Fulton County, Georgia under Nationwide Permit #18, Minor Discharges. This project will involve removing accumulated sediment from Northridge Lake, disposing the removed material into a former quarry area on the project site, and installing permanent lake maintenance access. The applicant estimates that 40 linear feet of an unnamed perennial stream and 0.08 acres of wetland will be impacted.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Control of Sedimentation from the Dredging Processes

The NPS requests that proper Best Management Practices (BMPs) are installed and regularly maintained to control, as far as possible, the effects of this project on the river. BMPs should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2016). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Impacts to Surrounding Vegetation and Trees from Dredging Operations

The use of heavy equipment in this wooded area will require the removal of vegetation and trees for access, sediment removal, and equipment staging. The NPS requests that land disturbance be kept to a minimum to protect the downstream watershed and the Chattahoochee River from runoff and sedimentation.

Introduce/Promote Non-native Species

NPS policy (NPS Management Policies 2006) prohibits the introduction of non-native species onto park lands and waters. With this in mind, it is known that construction equipment and vehicles easily transport non-native species in mud and debris on unclean equipment. To prevent the introduction into the park and Chattahoochee River of non-native species, the NPS requests that all equipment be washed and cleaned of mud and debris before being brought on-site.

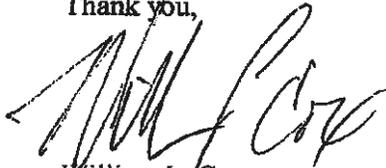
In addition, the NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction.

Maintain Detention Capacity

The NPS recommends that a maintenance schedule be implemented by the landowner for regular dredging of sediment and silt build-up in the detention pond area to prevent future problems.

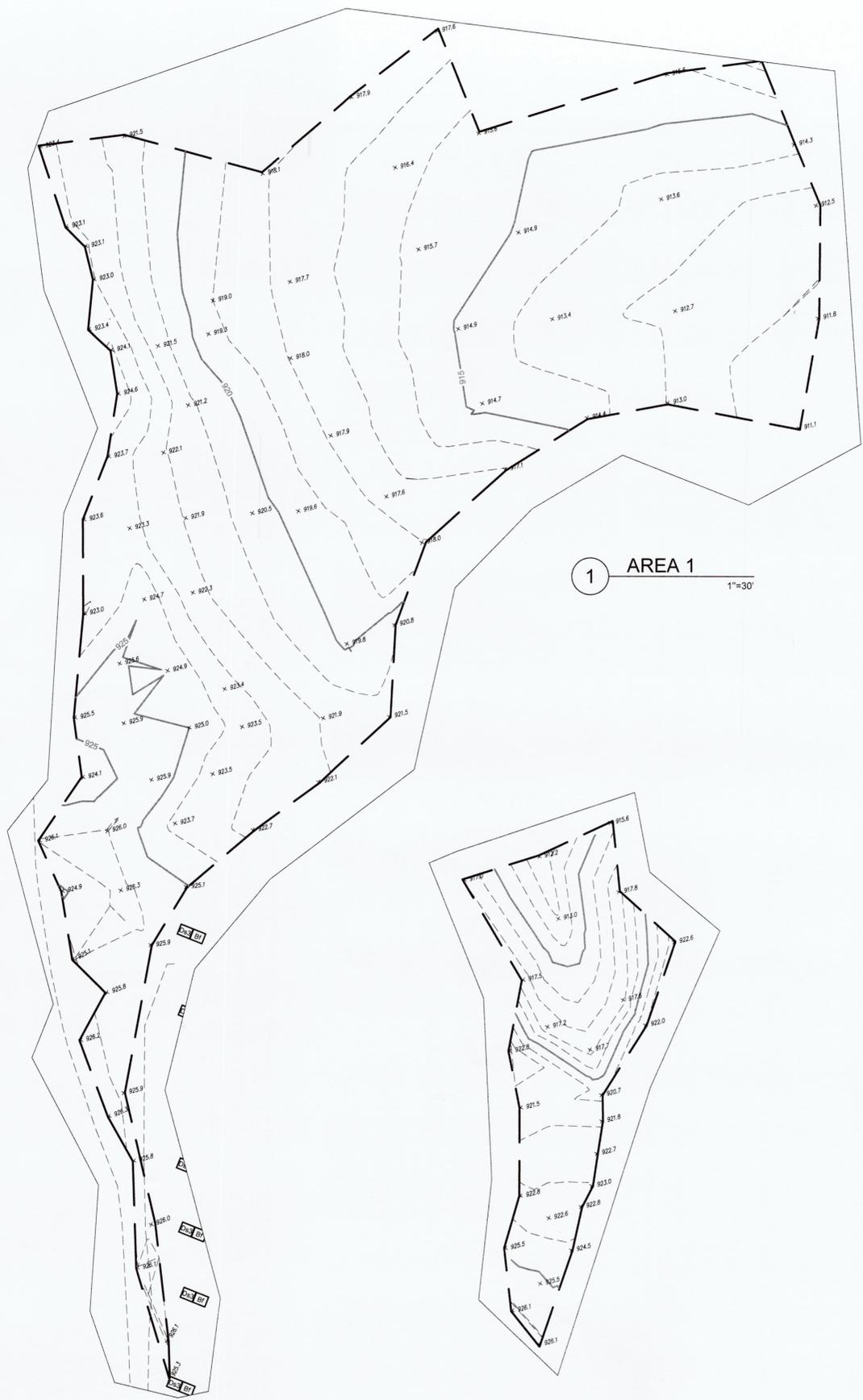
We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning and Resource Management, Deanna Greco, directly if you have any questions or concerns that we could help to address. She can be reached at [REDACTED]

Thank you,

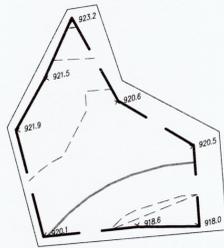


William L. Cox
Superintendent

C:\2016 PROJECTS\16C17007\00 LAKE NORTHBRIDGE DREDGING\03-SE PRODUCTS\08-CADDRAWINGS\06-FINAL DESIGN\LAKE NORTHBRIDGE DESIGN-FINAL.DWG



1 AREA 1
1"=30'

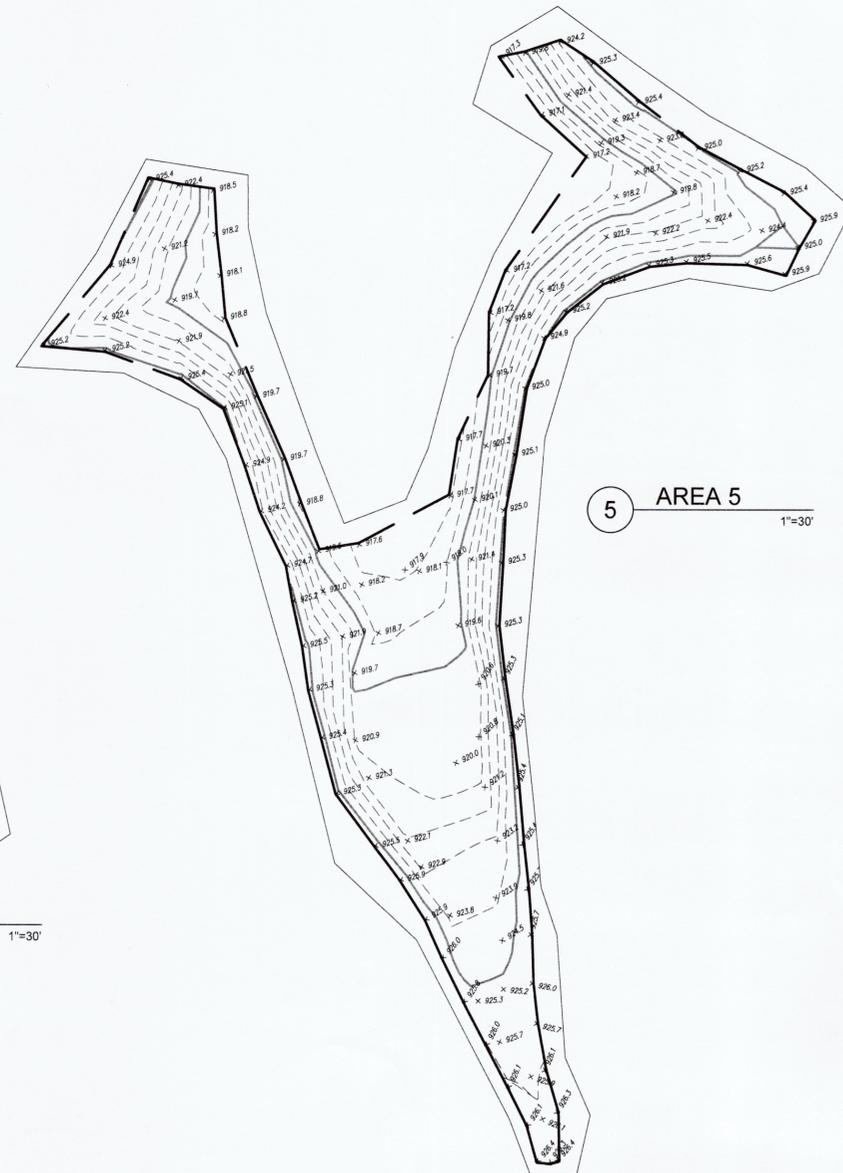


3 AREA 3
1"=30'

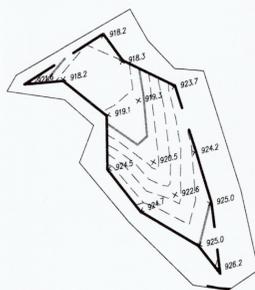
TOP OF SEDIMENTS

TOPOGRAPHIC INFORMATION
PROVIDED BY:
GEOSURVEY, LTD
MARIETTA, GA
SURVEY DATED: 04/13/2016

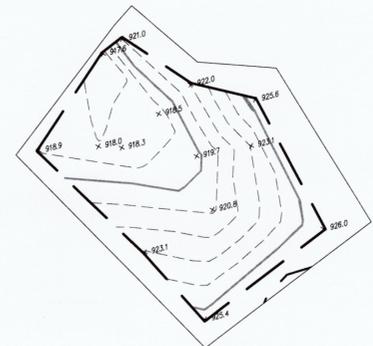
NOTE: REFER TO SHEET 2 OF 15 FOR
LOCATIONS OF THESE AREAS WITHIN THE
LAKE.



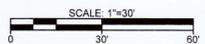
5 AREA 5
1"=30'



4 AREA 4
1"=30'

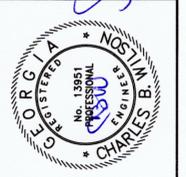


6 AREA 6
1"=30'



REV	DESCRIPTION	DATE

DESIGNED BY JTC	DRAWN BY JSR	CHECKED BY CBW
CHARLES B. WILSON, P.E. GEORGIA PROFESSIONAL ENGINEER NO. 13951 GSMCC LEVEL I CERTIFICATION NO. 000033918 DATE: 2/23/17		



Schnabel
ENGINEERING

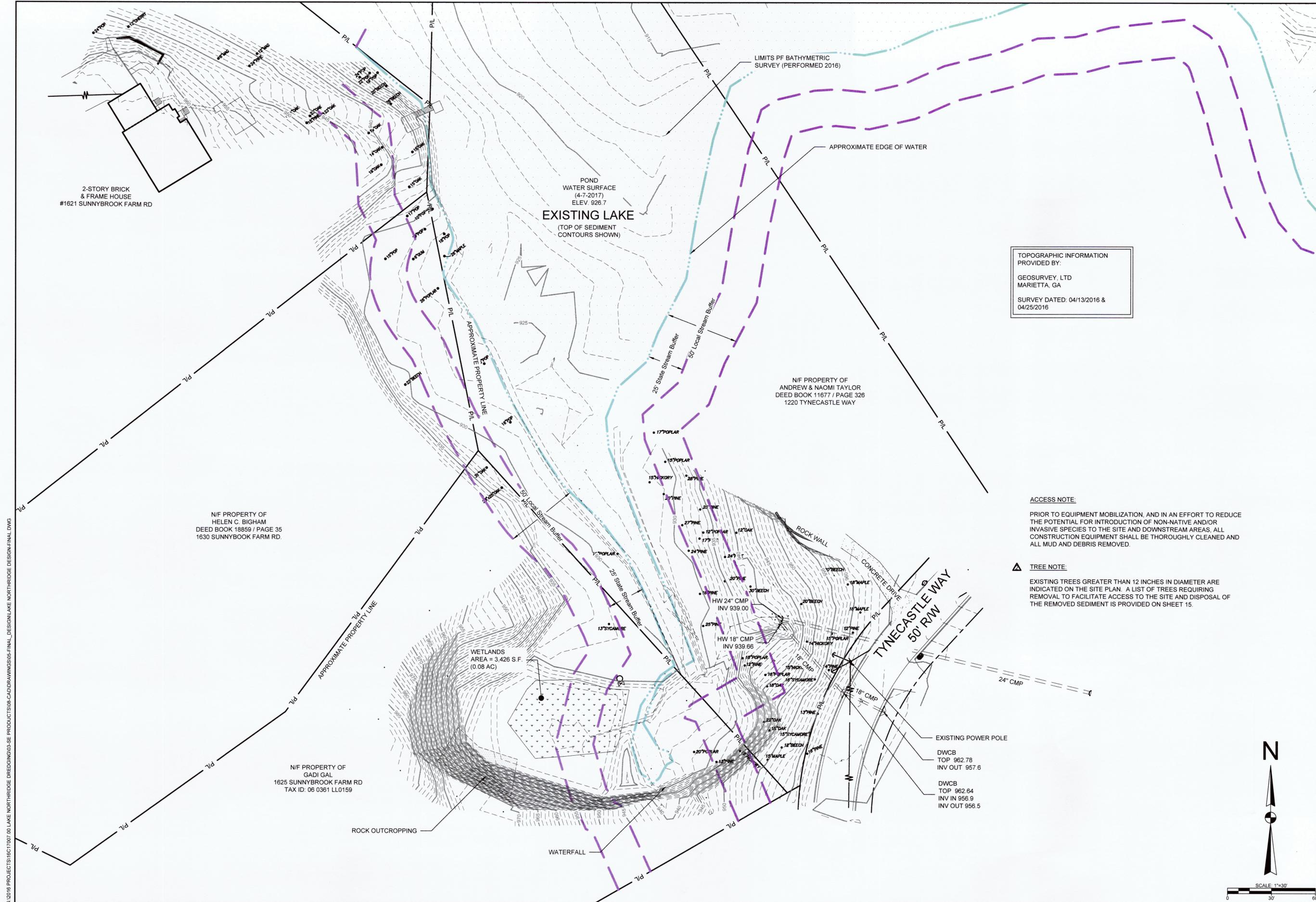
6445 Shiloh Road, Suite A / Alpharetta, GA 30005 /
Phone: 770-781-8008 / Fax: 770-781-8003 /
schnabel-eng.com

LAKE NORTHBRIDGE
SEDIMENT REMOVAL
FULTON COUNTY, GEORGIA

**TOP-OF-SEDIMENT
ELEVATIONS**

PROJECT: 16C17007.00
DATE: 11/17/2017

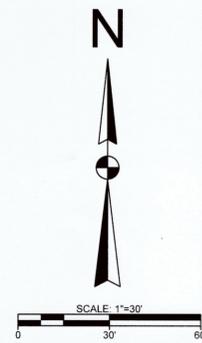
SHEET
3 OF 15



TOPOGRAPHIC INFORMATION PROVIDED BY:
 GEOSURVEY, LTD
 MARIETTA, GA
 SURVEY DATED: 04/13/2016 & 04/25/2016

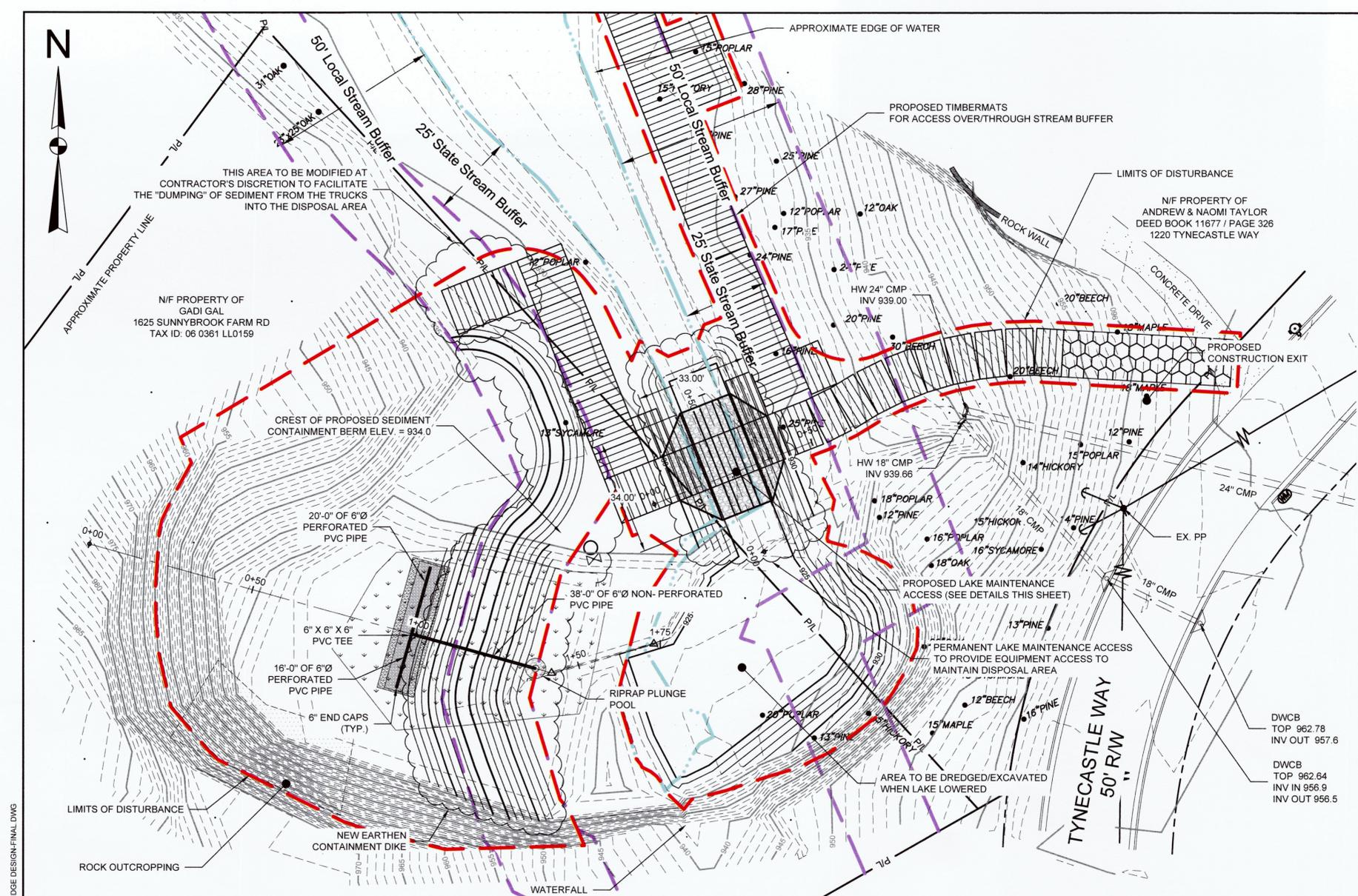
ACCESS NOTE:
 PRIOR TO EQUIPMENT MOBILIZATION, AND IN AN EFFORT TO REDUCE THE POTENTIAL FOR INTRODUCTION OF NON-NATIVE AND/OR INVASIVE SPECIES TO THE SITE AND DOWNSTREAM AREAS, ALL CONSTRUCTION EQUIPMENT SHALL BE THOROUGHLY CLEANED AND ALL MUD AND DEBRIS REMOVED.

TREE NOTE:
 EXISTING TREES GREATER THAN 12 INCHES IN DIAMETER ARE INDICATED ON THE SITE PLAN. A LIST OF TREES REQUIRING REMOVAL TO FACILITATE ACCESS TO THE SITE AND DISPOSAL OF THE REMOVED SEDIMENT IS PROVIDED ON SHEET 15.

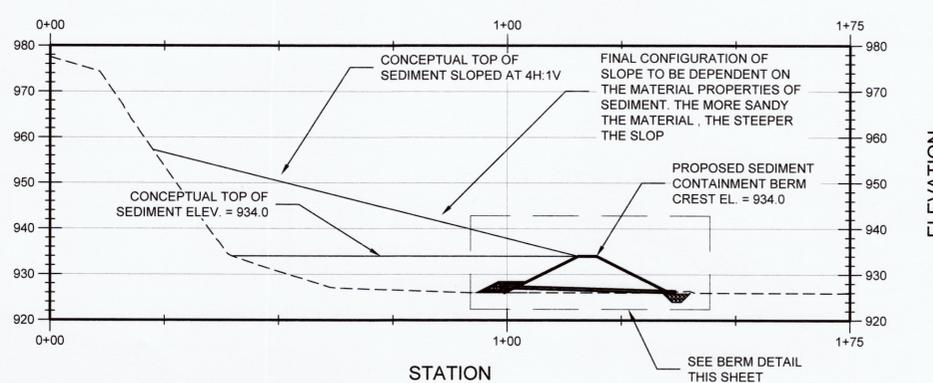
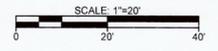


7/29/19	REVISION FOR LDP SUBMITTAL	DATE
	CHECKED BY: CBW	REV
	DESIGNED BY: JTC	DESCRIPTION
	DRAWN BY: JSR	
	CHARLES B. WILSON, P.E.	
	DATE: 04/25/2016	
	GEORGIA PROFESSIONAL ENGINEER NO. 13951	
	GSWCC LEVEL I CERTIFICATION NO. 000033918	
6445 Shiloh Road, Suite A / Alpharetta, GA 30005 / Phone: 770-781-8008 / Fax: 770-781-8003 / schnabel-eng.com		
LAKE NORTHRIDGE SEDIMENT REMOVAL FULTON COUNTY, GEORGIA ACCESS AND DISPOSAL EXISTING SITE PLAN		
PROJECT: 16C17007.00 DATE: 11/17/2017		
SHEET 5 OF 15		

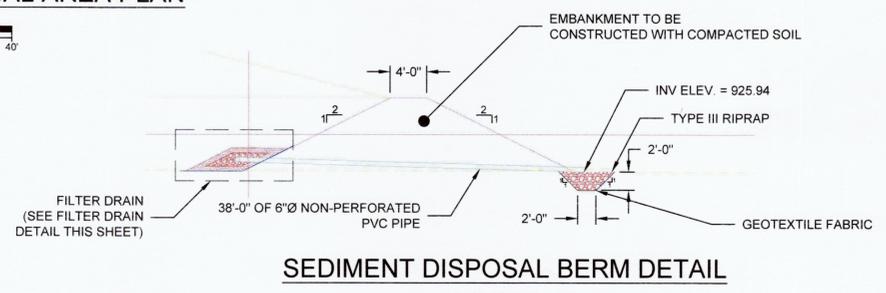
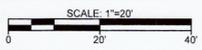
G:\2016 PROJECTS\16C17007.00 LAKE NORTHRIDGE DREDGING\03-SE PRODUCTS\08-CADD\DRAWINGS\FINAL_DESIGN\LAKE NORTHRIDGE DESIGN\FINAL.DWG



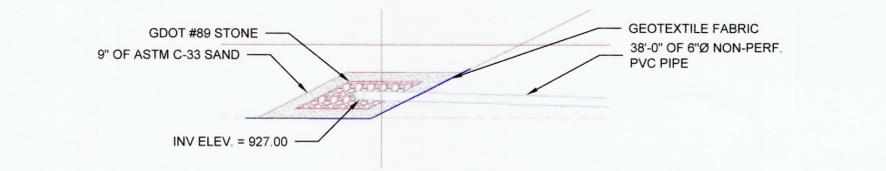
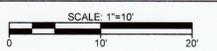
ON-SITE SEDIMENT DISPOSAL AREA PLAN



SEDIMENT DISPOSAL BERM PROFILE



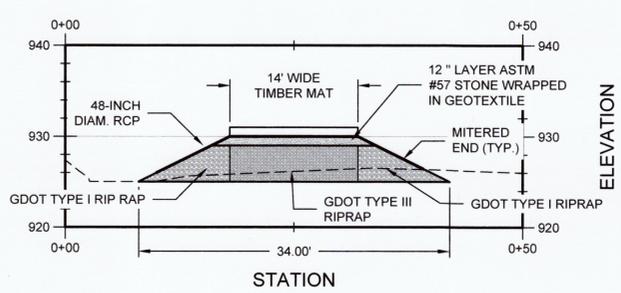
SEDIMENT DISPOSAL BERM DETAIL



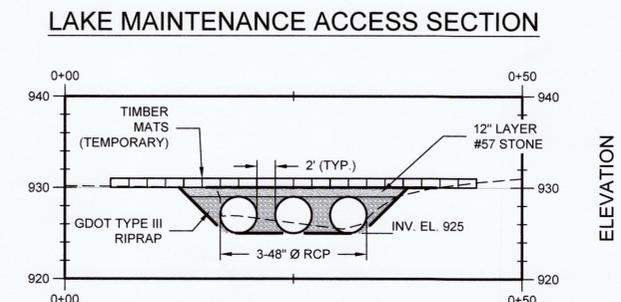
FILTER DRAIN DETAIL



LAKE MAINTENANCE ACCESS PROFILE



LAKE MAINTENANCE ACCESS SECTION



STREAM CROSSING INFORMATION:

CULVERT	=	THREE (3), 48-INCH DIAMETER RCP
LENGTH	=	34 FEET
TOTAL PLAN AREA	=	952 SQ. FT.
AREA WITH STATE BUFFER	=	472 SQ. FT.
AREA WITHIN LAKE	=	480 SQ. FT.

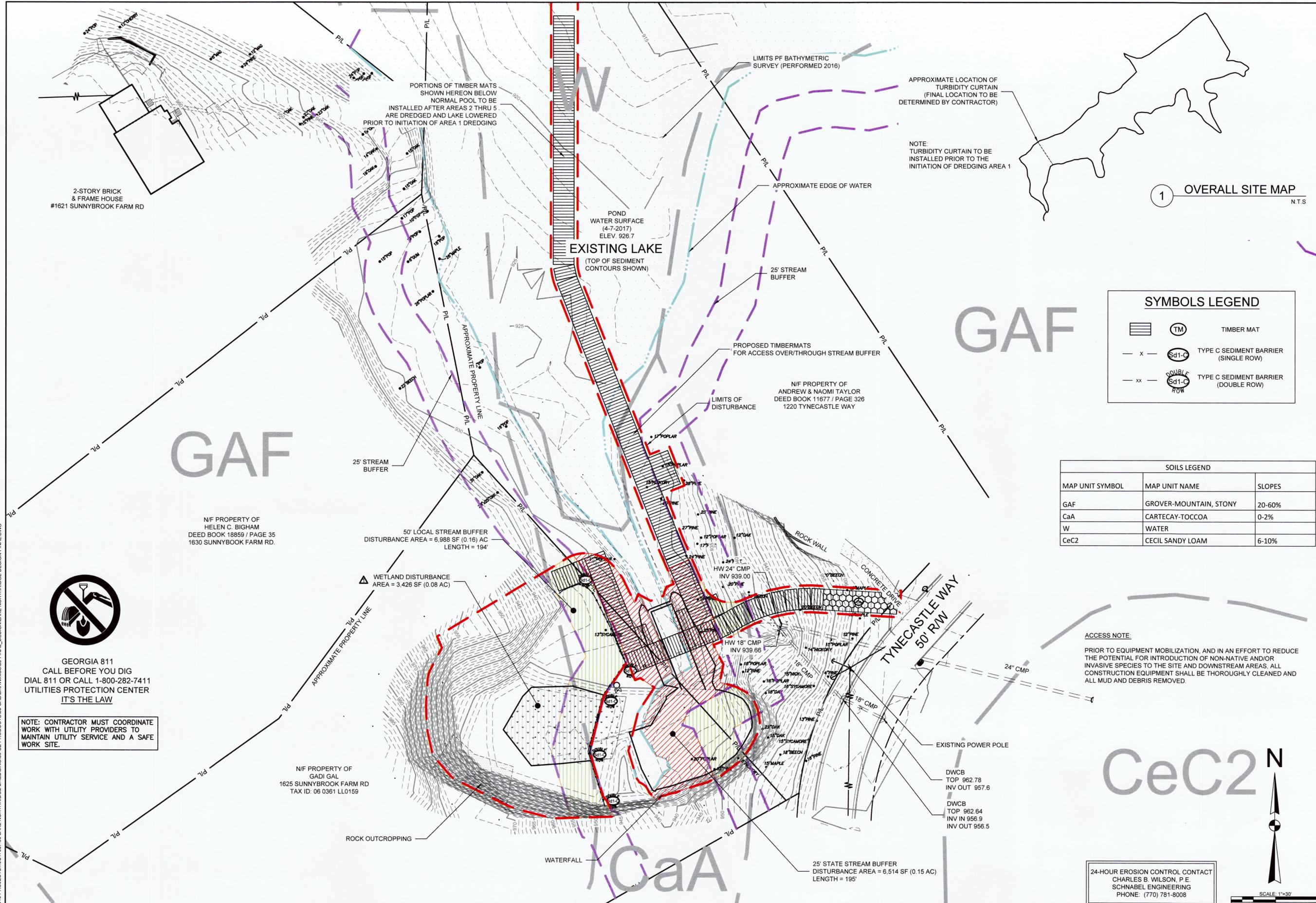


**GEORGIA 811
CALL BEFORE YOU DIG
DIAL 811 OR CALL 1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW**

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY PROVIDERS TO MAINTAIN UTILITY SERVICE AND A SAFE WORK SITE.

DATE	
DESCRIPTION	
REV	
CHECKED BY	CBW
DRAWN BY	JSR
DESIGNED BY	JTC
PROJECT	16C17007.00
DATE	11/17/2017
SHEET	7 OF 15
LAKE NORTHRIDGE SEDIMENT REMOVAL FULTON COUNTY, GEORGIA LAKE MAINTENANCE ACCESS & SEDIMENT DISPOSAL DETAILS	
PROJECT: 16C17007.00 DATE: 11/17/2017 SHEET: 7 OF 15	

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1 OVERALL SITE MAP N.T.S.

SYMBOLS LEGEND

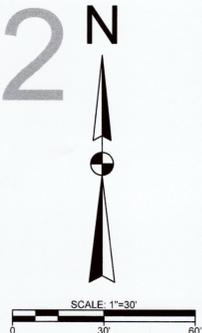
	TM	TIMBER MAT
	Sd1-C	TYPE C SEDIMENT BARRIER (SINGLE ROW)
	DOUBLE Sd1-C ROW	TYPE C SEDIMENT BARRIER (DOUBLE ROW)

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME	SLOPES
GAF	GROVER-MOUNTAIN, STONY	20-60%
CaA	CARTECAY-TOCCOA	0-2%
W	WATER	
CeC2	CECIL SANDY LOAM	6-10%

ACCESS NOTE:
PRIOR TO EQUIPMENT MOBILIZATION, AND IN AN EFFORT TO REDUCE THE POTENTIAL FOR INTRODUCTION OF NON-NATIVE AND/OR INVASIVE SPECIES TO THE SITE AND DOWNSTREAM AREAS, ALL CONSTRUCTION EQUIPMENT SHALL BE THOROUGHLY CLEANED AND ALL MUD AND DEBRIS REMOVED.

24-HOUR EROSION CONTROL CONTACT
CHARLES B. WILSON, P.E.
SCHNABEL ENGINEERING
PHONE: (770) 781-8008



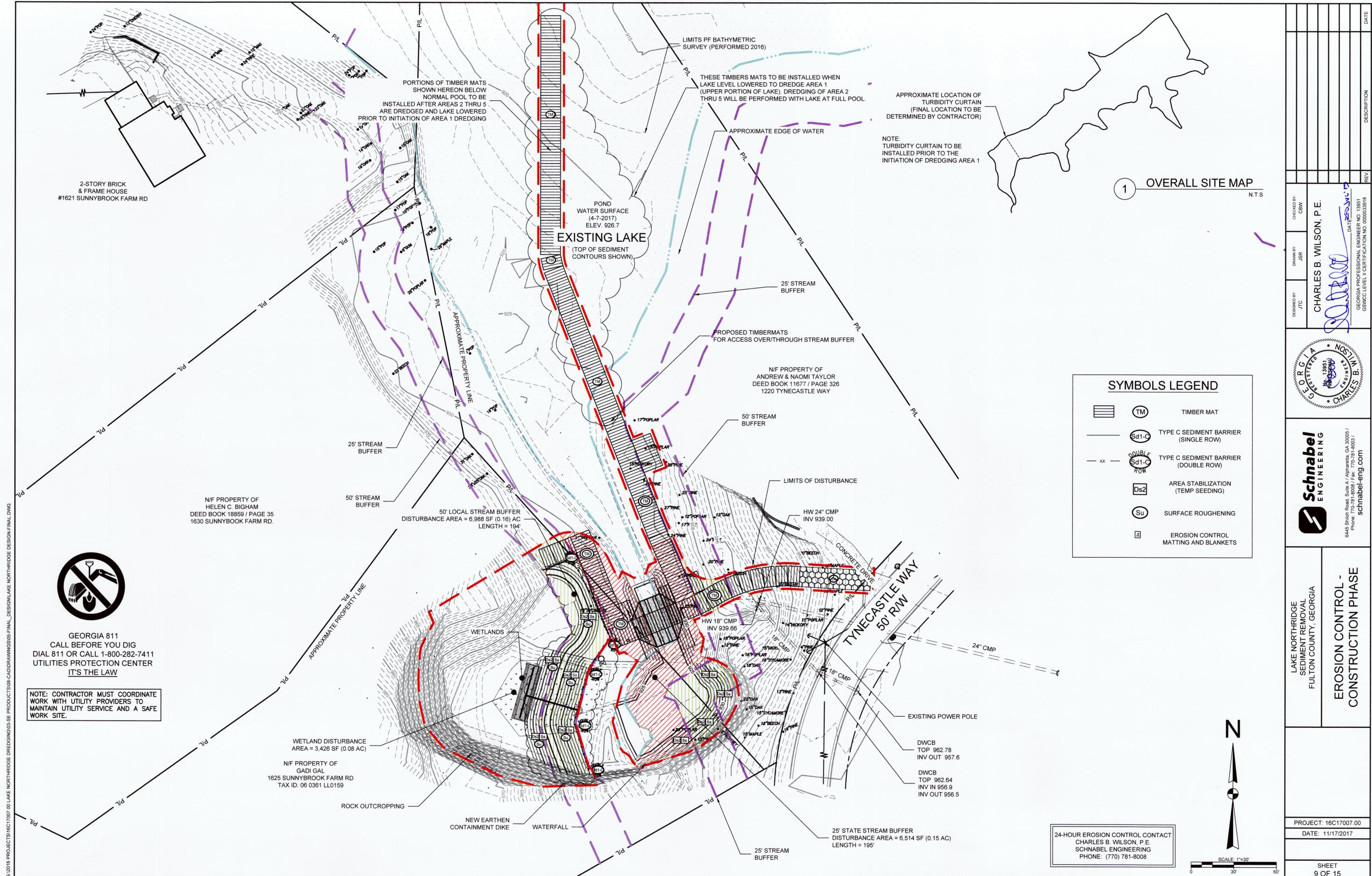
WETLANDS UPDATED							
CHECKED BY CBW	DRAWN BY JSR	DESIGNED BY JTC	CHARLES B. WILSON, P.E.		DATE 11/17/17	REV	DESCRIPTION
LAKE NORTHRIDGE SEDIMENT REMOVAL FULTON COUNTY, GEORGIA EROSION CONTROL - INITIAL PHASE							
PROJECT: 16C17007.00							
DATE: 11/17/2017							
SHEET 8 OF 15							

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NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY PROVIDERS TO MAINTAIN UTILITY SERVICE AND A SAFE WORK SITE.



2-STORY BRICK & FRAME HOUSE
#1621 SUNNYBROOK FARM RD

N/F PROPERTY OF HELEN C. BIGHAM
DEED BOOK 18859 / PAGE 35
1630 SUNNYBROOK FARM RD.

N/F PROPERTY OF GADI GAL
1625 SUNNYBROOK FARM RD
TAX ID. 06 0361 LL0159

POND WATER SURFACE (4-7-2017)
ELEV. 926.7
EXISTING LAKE
(TOP OF SEDIMENT CONTOURS SHOWN)

THESE TIMBERS MATS TO BE INSTALLED WHEN LAKE LEVEL LOWERED TO DREDGE AREA 1 (UPPER PORTION OF LAKE). DREDGING OF AREA 2 THRU 5 WILL BE PERFORMED WITH LAKE AT FULL POOL.

APPROXIMATE LOCATION OF TURBIDITY CURTAIN (FINAL LOCATION TO BE DETERMINED BY CONTRACTOR)

NOTE: TURBIDITY CURTAIN TO BE INSTALLED PRIOR TO THE INITIATION OF DREDGING AREA 1

1 OVERALL SITE MAP
N.T.S.

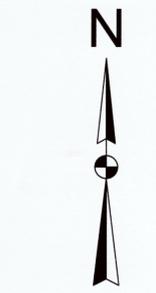
SYMBOLS LEGEND

	TM	TIMBER MAT
	Sd1-C	TYPE C SEDIMENT BARRIER (SINGLE ROW)
	DOUBLE Sd1-C ROW	TYPE C SEDIMENT BARRIER (DOUBLE ROW)
	Ds2	AREA STABILIZATION (TEMP SEEDING)
	Su	SURFACE ROUGHENING
	E	EROSION CONTROL MATTING AND BLANKETS



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DIAL 811 OR CALL 1-800-282-7411
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24-HOUR EROSION CONTROL CONTACT
CHARLES B. WILSON, P.E.
SCHNABEL ENGINEERING
PHONE: (770) 781-8008

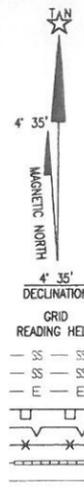
DATE	
DESCRIPTION	
REV	
DESIGNED BY	JTC
DRAWN BY	JSR
CHECKED BY	CBW
DESIGNED BY	CHARLES B. WILSON, P.E.
GEORGIA PROFESSIONAL ENGINEER NO. 13951	
GSW/C LEVEL / CERTIFICATION NO. 000033516	
6445 Shiloh Road, Suite A / Alpharetta, GA 30005 / Phone: 770-781-8008 / Fax: 770-781-8003 / schnabel-eng.com	
LAKE NORTHRIDGE SEDIMENT REMOVAL FULTON COUNTY, GEORGIA	
EROSION CONTROL - CONSTRUCTION PHASE	
PROJECT:	16C17007.00
DATE:	11/17/2017
SHEET	9 OF 15

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AREA
213176.739 SQ. FT.
4.894 ACRES

LEGEND

- These standard symbols may be found in the drawing.
- 1/2" REBAR SET
 - IRON PIN FOUND
 - ▣ CATCH BASIN
 - ▤ DRAIN
 - ⊕ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊙ GUY WIRE
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ ELECTRIC METER
 - ⊙ MANHOLE
 - ⊙ SEWER CLEAN OUT
 - ⊙ GAS METER
 - ⊙ AIR CONDITIONING UNIT
 - ⊙ SPOT ELEVATION
 - ⊙ HARDWOOD
 - ⊙ PINE TREES
 - ▨ SANITARY SEWER
 - ▨ SANITARY SEWER (NOT FIELD LOCATED)
 - ▨ ELECTRIC
 - ▨ SILT FENCE
 - ▨ TREE FENCE
 - ▨ FENCE
 - ▨ UNDERGROUND PIPELINE PROPOSED



4' 35" MAGNETIC NORTH
4' 35" DECLINATION
GRID READING HELD



ZONING
ZONING IS AG-1; AGRICULTURAL DISTRICT
MINIMUM FRONT YARD-60'
MINIMUM SIDE YARD-25', AND 40' ADJACENT TO STREET
MINIMUM REAR YARD - 50'

NOTES
1. EQUIPMENT USED: TOPCON GTS 3/3B SERIES TOTAL STATION AND ALLEGRO CX DATA COLLECTOR.
2. SOFTWARE USED: CARLSON SURVEY 2007 AND CARLSON SURVCE.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	59.97'	101.87'	90.06'	S 82°12'48" E	97°19'07"

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AN OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 645,830 FEET.

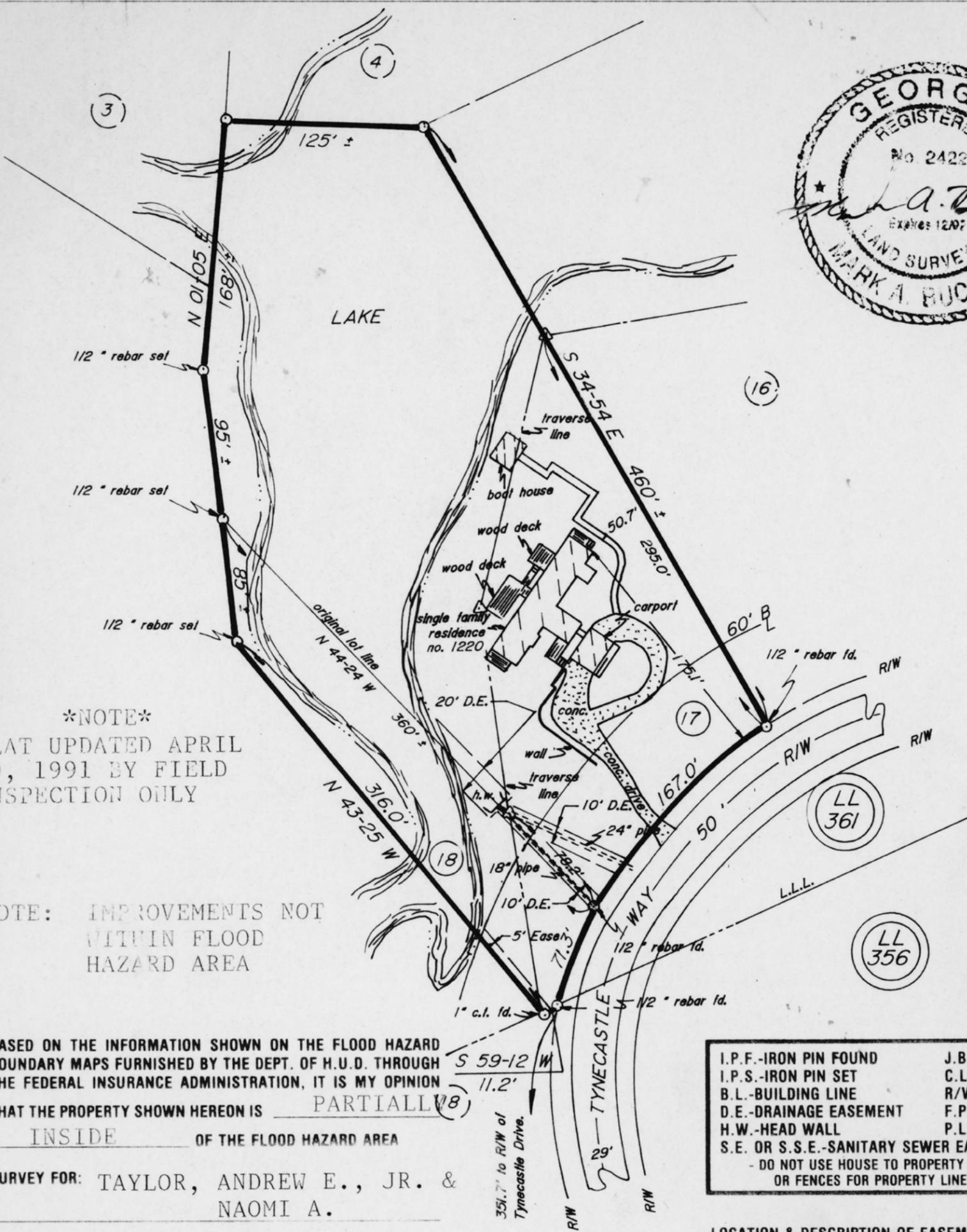


155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER 190625	DRAWING NUMBER F-2642		SURVEY PLAT FOR: #1625 SUNNYBROOK FARM ROAD		DATE: 2/17/11	SCALE: 50'	
	GADI GAL		LAND LOT: 361		REVISION	BY DATE	
			6th DISTRICT SECTION FULTON COUNTY, GA				
	LOT:		BLOCK:	UNIT:	PHASE:		
	SUBDIVISION:		DEED BOOK 18134, PAGE 208-209		SURVEYED: 2/21/11	PARTY CHIEF: D.R.	SHEET 1 OF 1
PLAT BOOK		PAGE	DRAFTED: 2/22/11	DRAFTER: S.L.			

GEORGIA LAND SURVEYING CO.

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 RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.



NOTE
 PLAT UPDATED APRIL
 19, 1991 BY FIELD
 INSPECTION ONLY

NOTE: IMPROVEMENTS NOT
 WITHIN FLOOD
 HAZARD AREA

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
 BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
 THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION
 THAT THE PROPERTY SHOWN HEREON IS PARTIALLY
INSIDE OF THE FLOOD HAZARD AREA

SURVEY FOR: TAYLOR, ANDREW E., JR. &
 NAOMI A.

LAND LOT 361
6th DISTRICT --- SECTION
FULTON COUNTY TYNECASTLE SUBDIVISION-PHASE ---

LOT 17 & PART BLOCK --- UNIT --- SEC --- PLAT BOOK 92 PAGE 26
OF 18

SCALE: 1" = 100'

DATE APRIL 2, 1987



Pearson & Associates, Inc.

LAND SURVEYING • SITE PLANNING • DEVELOPMENT
 DESIGN • CONSTRUCTION LAYOUT
 531 FOREST PARKWAY • SUITE 200
 FOREST PARK, GA 30050
 (404) 366-7715

MARK A. BUCKNER
 REGISTERED LAND SURVEYOR

JDN

DRAWN BY

I.P.F.-IRON PIN FOUND	J.B.-JUNCTION BOX
I.P.S.-IRON PIN SET	C.L.-CENTER LINE
B.L.-BUILDING LINE	R/W-RIGHT OF WAY
D.E.-DRAINAGE EASEMENT	F.P.-FENCE POST
H.W.-HEAD WALL	P.L.-PROPERTY LINE
S.E. OR S.S.E.-SANITARY SEWER EASEMENT	
- DO NOT USE HOUSE TO PROPERTY LINE DISTANCE, OR FENCES FOR PROPERTY LINE LOCATION -	

LOCATION & DESCRIPTION OF EASEMENTS AND UTILITIES
 TAKEN GRAPHICALLY FROM RECORDED SUBDIVISION PLAT
 WHEN APPLICABLE.



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: The Living Trust of Andrew & Naomi Taylor	Sworn and subscribed before me this <u>12th</u> day of <u>JULY</u> 20 <u>19</u> Notary public:
Address: 1220 Tynecastle Way	
City, State, Zip Code: Atlanta, Ga 30350	
Owner's signature:  <i>Naomi Taylor</i> <i>Andrew Taylor</i>	 <i>Lisa Mislow Banov</i>

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



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: David Centofanti
Company name: Lake Northridge, Inc
Address: 8360 Valley Tarn
City, State, Zip Code: Atlanta, GA 30350
[Redacted]
Agent's signature: <i>[Signature]</i>
Applicant's signature: <i>[Signature]</i>

Sworn and subscribed before me this 3 rd day of JULY 20 19
Notary public: <i>[Signature]</i>

Commission expires

**TAYLOR PROPERTY
LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 361, OF THE 6TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING LOT 17, AND PART OF LOT 18, TYNECASTLE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 92, AT PAGE 26, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF TYNECASTLE WAY, 351.7 FEET NORTHERLY, AS MEASURED ALONG THE WESTERLY SIDE OF TYNECASTLE WAY, FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF TYNECASTLE WAY WITH THE NORTHERLY SIDE OF TYNECASTLE DRIVE; RUNNING THENCE SOUTH 59 DEGREES 12 MINUTES WEST 11.2 FEET TO AN IRON PIN; THENCE NORTH 43 DEGREES 25 MINUTES WEST 316.0 FEET TO AN IRON PIN; THENCE NORTHERLY 85 FEET MORE OR LESS TO A POINT ON THE LINE DIVIDING LOTS 17 AND 18, SAID SUBDIVISION AND PLAT; THENCE NORTHWESTERLY 95 FEET, MORE OR LESS, ALONG THE WEST LINE OF LOT 17 TO A POINT; THENCE NORTH 01 DEGREES 05 MINUTES EAST 168 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 17 TO A POINT; THENCE SOUTHEASTERLY, ALONG THE NORTH LINE OF SAID LOT 17, 125 FEET MORE OR LESS TO A POINT; THENCE SOUTH 34 DEGREES 54 MINUTES EAST 460 FEET MORE OR LESS TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF TYNECASTLE WAY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF TYNECASTLE WAY 167.0 FEET TO AN IRON PIN; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF TYNECASTLE WAY 71.3 FEET TO THE POINT OF BEGINNING.



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: Andrew & Naomi Taylor	Sworn and subscribed before me this <u>12th</u> day of <u>July</u> 20 <u>19</u> Notary public:
Address: 1220 Tynecastle Way	
City, State, Zip Code: Atlanta, Ga 30350	
Owner's signature:  <u>Naomi Taylor</u> <u>Andrew Taylor</u>	 Commission Expires:

Lisa Mislow Banov

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



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: David Centofanti
Company name: Lake Northridge, Inc
Address: 8360 Valley Tarn
City, State, Zip Code: Atlanta, Ga 30350

Sworn and subscribed before me this 3 RD day of July 2019
Notary public: Lisa Mislow Bandy



Agent's signature: David Centofanti
Applicant's signature: David Centofanti

Commission expires: OCT 25 2020



**TAYLOR PROPERTY
LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 361, OF THE 6TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING LOT 17, AND PART OF LOT 18, TYNECASTLE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 92, AT PAGE 26, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY SIDE OF TYNECASTLE WAY, 351.7 FEET NORTHERLY, AS MEASURED ALONG THE WESTERLY SIDE OF TYNECASTLE WAY, FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF TYNECASTLE WAY WITH THE NORTHERLY SIDE OF TYNECASTLE DRIVE; RUNNING THENCE SOUTH 59 DEGREES 12 MINUTES WEST 11.2 FEET TO AN IRON PIN; THENCE NORTH 43 DEGREES 25 MINUTES WEST 316.0 FEET TO AN IRON PIN; THENCE NORTHERLY 85 FEET MORE OR LESS TO A POINT ON THE LINE DIVIDING LOTS 17 AND 18, SAID SUBDIVISION AND PLAT; THENCE NORTHWESTERLY 95 FEET, MORE OR LESS, ALONG THE WEST LINE OF LOT 17 TO A POINT; THENCE NORTH 01 DEGREES 05 MINUTES EAST 168 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 17 TO A POINT; THENCE SOUTHEASTERLY, ALONG THE NORTH LINE OF SAID LOT 17, 125 FEET MORE OR LESS TO A POINT; THENCE SOUTH 34 DEGREES 54 MINUTES EAST 460 FEET MORE OR LESS TO AN IRON PIN ON THE NORTHWESTERLY SIDE OF TYNECASTLE WAY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF TYNECASTLE WAY 167.0 FEET TO AN IRON PIN; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTHWESTERLY SIDE OF TYNECASTLE WAY 71.3 FEET TO THE POINT OF BEGINNING.



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: Gadi Gal	Sworn and subscribed before me this <u>6</u> day of <u>AUGUST</u> 20 <u>19</u> Notary public: <i>[Signature]</i>
Address: 1625 Sunnybrook Farm Road	
City, State, Zip Code: Atlanta, Ga 30350	
Owner's signature: <i>[Signature]</i>	Commission expires: <u>JUNE 15, 2022</u>

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



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: David Centofanti
Company name: Lake Northridge, Inc
Address: 8360 Valley Tarn
City, State, Zip Code: Atlanta, Ga 30350



Agent's signature:
Applicant's signature:

Sworn and subscribed before me this 3 RD day of July 2019
Notary public:
Commission expires:

**GADI GAL PROPERTY
LEGAL DESCRIPTION**

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 361 OF THE 6TH DISTRICT OF FULTON COUNTY, GEORGIA. BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY RIGHT OF WAY OF SUNNYBROOK FARM ROAD (HAVING A 50 FOOT RIGHT OF WAY) 1,580 FEET EASTERLY FROM THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF SUNNYBROOK FARM ROAD WITH THE EASTERLY RIGHT OF WAY OF ROBERTS DRIVE (HAVING A 40 FOOT RIGHT OF WAY) THENCE NORTH 81 DEGREES 42 MINUTES 37 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY OF SUNNYBROOK FARM ROAD 82.8 FEET TO A POINT; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SUNNYBROOK FARM ROAD CUL DE SAC (HAVING A 60 FOOT RADIUS) 101.89 FEET TO AN IRON PIN, SAID IRON PIN BEING LOCATED SOUTH 82 DEGREES 10 MINUTES 43 SECONDS EAST 90.08 FEET ALONG THE CHORD FROM THE PRECEDING CALL; THENCE SOUTH 63 DEGREES 50 MINUTES 15 SECONDS EAST 166.98 FEET TO AN IRON PIN; THENCE NORTH 54 DEGREES 15 MINUTES 59 SECONDS EAST 180.24 FEET TO AN IRON PIN; THENCE NORTH 36 DEGREES 09 MINUTES 59 SECONDS EAST 221.0 FEET TO AN IRON PIN; THENCE SOUTH 42 DEGREES 34 MINUTES 39 SECONDS EAST 313.41 FEET TO AN IRON PIN ON THE LINE SEPARATING LAND LOTS 361 AND 356 OF THE 6TH DISTRICT OF FULTON COUNTY; THENCE SOUTH 59 DEGREES 55 MINUTES 16 SECONDS WEST ALONG SAID LAND LOT LINE 796.92 FEET TO AN IRON PIN; THENCE NORTH 25 DEGREES 13 MINUTES 59 SECONDS WEST 250.37 FEET TO AN IRON PIN; THENCE NORTH 03 DEGREES 51 MINUTES 35 SECONDS WEST 194.47 FEET TO AN IRON PIN AT THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 1625 SUNNYBROOK FARM ROAD, ATLANTA, GEORGIA 30350, ACCORDING TO THE SURVEY PREPARED FOR LARRY HUMAN BY JERRY THACKER & ASSOC., MARCH 25, 1994.